

Community Development Department



Housing Policy Department
Received on: MAR 22 2013

March 12, 2013

State Department of Housing and Community Development

Attn: Lisa Bates, Deputy Director

Housing Policy Development

P.O. Box 952050

Sacramento, CA 94252-2050

RE: 2012 Annual Report on the Status of the City of Tustin General Plan

Dear Ms. Bates:

We are pleased to inform you that on March 5, 2013, the Tustin City Council authorized the Community Development Department to submit the General Plan Annual Report to your office. Attached is a copy of the City of Tustin General Plan Annual Progress Report that summarized efforts undertaken by the City to implement the General Plan.

If you have any questions, please call Justina Willkom, Principal Planner, at (714) 573-3115.

Sincerely,

Elizabeth A. Binsack

Community Development Director

Attachment: 2012 General Plan Annual Report

cc: State Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044

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January 1, 2012 through December 31, 2012

**2012 Annual Report
On the Status of
The City of Tustin General Plan**



INTRODUCTION

Tustin adopted its first General Plan in 1966. The Plan was prepared as a joint effort between the City of Tustin Planning Department and the County of Orange Advance Planning Division. Major changes to State law led to the preparation of, and revisions to, Tustin's General Plan during the 1970s and 1980s. During this period of time, General Plan elements were developed and/or amended incrementally. Tustin's current General Plan was comprehensively amended and adopted in January 2001. Periodically, general plan amendments have occurred. In 2008, the General Plan was updated with minor text amendments and in 2009 the City updated its Housing Element in compliance with State's law.

The General Plan incorporates all required elements as follows: Land Use, Housing, Conservation/Open Space/Recreation, Noise, Circulation, Public Safety and a locally mandated element, Growth Management.

Section 65400 (b) of the Government Code requires that the City's planning agency provide:

- 1) An annual report to the City Council on the status of the General Plan and progress in its implementation;
- 2) Its progress in meeting its share of regional housing needs; local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
- 3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

This annual report covers activities between January 1, 2012, and December 31, 2012, and is required to be provided to the City Council. Following the City Council's action, the annual report will be forwarded to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research.

HOUSING ELEMENT PROGRESS

Part of the current Housing Element is the City's share of housing needs for the planning period of January 1, 2006, to June 30, 2014, as determined by the State Department of Housing and Community Development. Table 1 identifies the City of Tustin's assigned share of regional housing needs.

The City's General Plan implementation progress report has individual sections organized by element (Table 3). Each section includes a brief description of the scope of the element and a discussion of program accomplishments relevant to each goal.

PROGRESS REPORT

Beginning with 2010 Annual Report, HCD requires that each city prepare an annual report using forms and definitions adopted by HCD. Appendix A to the General Plan Annual Report includes Table A (Annual Building Activity Summary – New Construction), Table A2 (Annual Building Activity Report – Units Rehabilitated, Preserved, and Acquired), Table B (Regional Housing Need Allocation Progress), and Table C (Program Implementation Status).

MFI: Median Family Income
 Source: City of Tustin Successor Agency, City of Tustin Building Division, City of Tustin Planning Division, Southern California Gas Company Utility Releases

Income Level	Number of Units Constructed/ Permitted	Approved Units	Total	RHNA	Percentage to RHNA
Very Low (0-50%MFI)	363	88	451	512	88%
Low Income (51-80%MFI)	127	73	200	410	49%
Moderate Income (81-120%MFI)	187	105	292	468	62%
Upper Income	1424	713	2137	991	216%
Total	2101	979	3080	2381	

Table 2
City of Tustin
Housing Unit Constructed and Housing Units Entitled
Between January 1, 2006 through December 31, 2012

Table 2 consists of a list of new dwelling units that received occupancy and other income restricted units that have received entitlements and are currently either under construction or in plan check from January 1, 2006, through December 31, 2012. To determine the income level of each unit, the State Department of Housing and Community Development developed criteria for the City to follow. These criteria are based on occupant annual income, rent payment, or purchase price.

MFI: Median Family Income
 Source: SCAg Regional Housing Need Assessment

Income Level	Number of Units	Percentage
Very Low (<50%of MFI)	512	21%
Low Income (50-80% of MFI)	410	17%
Moderate Income (80-120% of MFI)	468	20%
Upper Income (>120% of MFI)	991	42%
Total	2,381	100%

Table 1
City of Tustin Regional Housing Need
2006-2014

Program accomplishments include: ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions adopted or implemented during the reporting period. Often these program accomplishments meet several goals that are interrelated to various elements of the General Plan. To avoid redundancy, the implementation programs are described under the primary goal they implement and are listed by name only under secondary goals.

EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

The City has taken the following steps to remove governmental constraints that hinder the development of affordable housing:

1. Continued implementation of the City's General Plan;
2. Continued to update General Plan as needed to ensure internal consistency and consistency with State and federal law;
3. Continued processing of development plans to include affordable housing components through entitlements and Development Agreements;
4. Continued to grant density bonuses by providing developer incentives for the production of affordable housing as provided by State Law and City Ordinance No. 1372;
5. Complied with the affordable housing provisions under Community Redevelopment Law as may be updated with recent passage and ruling of AB1X 26 and 27 and consistent with the goals and objectives of the Housing Element;
6. Allocated Community Development Block Grant (CDBG) funds for improvements within the low- to moderate-income neighborhoods to encourage rehabilitation and revitalization;
7. Provided various grants, loans, and down-payment assistance to assist the low- to moderate-income households in purchasing and rehabilitating their homes; and
8. Adopted the 2008-09 to 2017-18 Comprehensive Affordable Housing Strategy and its Six-Year Capital Plan.

This General Plan Annual Report enables the City to assess the effectiveness of its General Plan and provides guidance to the City in focusing on its future goals and policies. As evidenced by this General Plan Annual Report, the City has implemented numerous ordinances, programs, guidelines, specific plans, general plan amendments,

and discretionary actions in accordance with its General Plan goals. Many of these implementation tools execute goals within several General Plan elements, demonstrating the interrelationship among the elements and the comprehensive approach the City has taken in implementing the General Plan. The City will continue its efforts in carrying out the identified goals and policies of the General Plan.

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
<p>LAND USE ELEMENT</p> <p>The Land Use Element identifies the present and planned land use activity; the general distribution and location of residential and non-residential land uses; and density and building intensity. The Land Use Element constitutes official City policy for the location of various land uses and provides guidance to ensure orderly growth and development.</p>	
<p>GOAL 1: Provide for a well balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City services.</p>	<ul style="list-style-type: none"> • Second Unit Code Amendment: Tustin City Code allows second residential units without discretionary review or hearing, in accordance with State Law. The City continues to allow second residential units through ministerial review (plan check) process.
	<ul style="list-style-type: none"> • Business Regulations Code Amendment: The City continues to enforce Business Regulations Code to regulate businesses that are recognized as having characteristics which may pose particular threats to the public health, safety, and welfare.
	<ul style="list-style-type: none"> • General Plan Amendments: The City completed the following General Plan Amendments: <ol style="list-style-type: none"> a. GPA 2011-01, the amendment updates to the existing parks and recreation facilities inventory, the proposed parks and recreation facilities, the parks descriptions and other minor text amendments. b. GPA 2012-001, the amendment was prepared in support of the First Street Specific Plan Amendment and was adopted along with the Specific Plan Amendment. It involved minor amendments to the text, updates to the General Plan that are consistent with the Specific Plan Amendment. The General Plan Amendment also included minor text amendments

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<p>requested by the Orange County Airport Land Use Commission, and reflects the City's current sphere of influence as approved by the Orange County Local Agency Formation Commission. It also introduced a digital General Plan Land Use Map which presents existing general plan designations in an updated format.</p> <p>c. GPA 2012-002, the amendment is associated with the zone change and conditional use permit for Red Hill Lutheran Church, allowing the conversion of existing residences adjacent to the church into parsonages for church members and permit storage area and a youth center.</p>
	<ul style="list-style-type: none"> • Neighborhood Plans: In response to the "Neighborhoods of Tustin Town Center: A Strategic Guide for Development's" recommendations, a RFP was released seeking proposals from Environmental consulting firms for the preparation of a Program EIR that supports proposed General Plan amendments, amendments to the Tustin City Code, a proposed Overlay District Zoning, and other zoning modifications. As a result of the passage of AB1X 26 and 27 and the State Supreme Court's ruling on both bills, Redevelopment funding was no longer available to support this activity and the project is on hold. Staff are reviewing other options and funding sources to initiate the recommendations brought forth in the Strategic Guide. RFPs for Engineering Feasibility Study Reports that would consider the feasibility of the Guide's recommendations for Red Hill Avenue and McFadden Avenue were released in 2011. This study was funded by CDBG and the work was completed in 2012. Staff are reviewing the alternatives presented and researching possible construction funding sources.
	<ul style="list-style-type: none"> • Discretionary Actions: The City processed 3 General Plan Amendments, 4 Code Amendments, 2 Specific Plan Amendments, 19 Conditional Use Permits, 9 Design Reviews, 45 Temporary Use Permits, 9 Film Permits, and 2 Subdivisions to accommodate various development proposals.

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
<p>GOAL 2: Ensure that future land use decisions are the result of sound and comprehensive planning.</p>	<ul style="list-style-type: none"> • Code Amendments: The City completed the following Code Amendments: <ol style="list-style-type: none"> a. CA 2012-001, an amendment to the Tustin City Code to establish consistent formatting for zoning district abbreviations. b. CA 2012-002, an amendment to Tustin City Code establishing a new parking exception option that allows all or a portion of a project's required on-site parking spaces to be met through the payment of an annual fee to compensate the City for the proportional use and maintenance of public parking. c. CA 2012-003, an amendment to Tustin City Code that revised the parking code to strengthen and clarify off-street parking requirements and ensure consistency with the goals and objectives of the General Plan. d. CA 2012-004, an amendment to Tustin City Code Off-Street Parking regulations to allow the option of a daycare center parking ratio of one (1) space per ten (10) children with adequate drop off/pick up area. This code amendment is associated with an approved conditional use permit, design review and minor adjustment for Kiddie Academy Daycare. • Subdivision Code: The City continues the implementation and enforcement of the Subdivision Code in accordance with the State's Subdivision Map Act related to the division of land within or partially within the City by establishing regulations concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps, and the procedure to be followed in securing the official approval of the City. During the reporting period, the City processed two (2) Parcel Maps.
	<ul style="list-style-type: none"> • Planning Commission as the Historic Resources Committee: The City Council adopted an Ordinance appointing the Planning Commission as an advisory body to the City Council on all matters relating to historic and cultural resources, including without limitation, matters affecting the

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<p>establishment of a Cultural Resource District, designation of Cultural Resources, and as a liaison between residents, property owners, and the City Council within a Cultural Resources District. The Planning Commission continues to act in this role.</p>
	<ul style="list-style-type: none"> • Design Review Process: The City encourages and promotes high quality design and physical appearance through the Design Review process. During the reporting period, a total of nine (9) Design Review applications were processed.
	<ul style="list-style-type: none"> • Office of the Zoning Administrator: The Zoning Administrator continues to review and approve development applications in lieu of the Planning Commission for minor projects defined in Tustin City Code Section 9299. During the year, a total of six (6) applications were considered by the Zoning Administrator.
	<ul style="list-style-type: none"> • Code Enforcement Program: <ol style="list-style-type: none"> 1. A total of 249 code enforcement cases were opened in 2012. This represents a 39 percent reduction in formal code cases due to the use of tear-away notices for minor property maintenance, trash cart placements, and business licenses. Code Enforcement officers worked actively with the community to address property maintenance and nuisance abatement regulations and standards. 2. Code Enforcement works with other agencies in abating substandard housing conditions such as hoardings, illegal conversion of garage to living units, lack of health and safety minimum standards, etc. 3. Code Enforcement officers, Police Safety Officers (PSOs) and the City's graffiti removal contractor actively responded to and removed a total of 4,811 graffiti reports. The implementation of the Countywide Tracking and Automated Graffiti Reporting system or "TAGRS" has enabled City staff

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<p>and police personnel to tract graffiti, calculates costs of removal, and ultimately prosecuting graffiti crimes. In 2012, 24 arrests were made by the Tustin Gang Unit and patrol officers.</p> <p>4. In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, Code Enforcement officers performed 48 Water Quality inspections on commercial and industrial sites throughout the City.</p> <p>5. On a weekly basis, Code Enforcement Officers respond to unpermitted temporary signs throughout the City. Proactive efforts from Code Enforcement to inform residents and businesses have helped minimize the number of unpermitted signs.</p> <p>6. Code Enforcement, is part of the Neighborhood Improvement Task Force (NITF) which is a committee based on a community governance work ethic where the Police Department works in partnership with other city departments, including Code Enforcement, to reduce crime, increase the sense of safety and security within the City. During the report period, NITF was awarded an American Planning Association Neighborhood Planning Award for its project at Carfax and Del Amo. The project included the rehabilitation efforts through Police, Code Enforcement and other City and Agency services to improve the neighborhood.</p> <p>7. In conjunction with the City's Community Development Block Grant program, the Code Enforcement officers work with Fair Housing providers in educating residents of their equal housing rights through workshops, open houses, tenant/landlord dispute resolutions, fair housing counseling, etc.</p> <p>8. The shopping cart containment requirements have been in effect since February 17, 2009. Code Enforcement has full compliance with retailers that are subject to the requirements. In some instances, Code</p>

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<p>Enforcement Officers had to open cases to enforce the ordinance with existing retailers, but overall there has been a significant reduction in abandoned carts throughout the City.</p> <p>9. The administrative citations program has continued to assist Code Enforcement Officers and Police Officers in resolving code violations in a timely manner. A link on the City's website provides information and access to online payment information for the public. Thirty-eight (38) citations were issued in 2012 with eighteen (18) cases closed at the end of the report period.</p>
	<ul style="list-style-type: none"> • Alcoholic Beverage Sales Guidelines: The City continues to implement the Alcoholic Beverage Sales guidelines. These guidelines are to be considered in conjunction with the conditional use permit process to promote and protect public health, safety, and general welfare, and preserve and enhance the quality of the City relating to establishments selling alcoholic beverages for on- and off-site consumption.
	<ul style="list-style-type: none"> • Home Occupation Ordinance: The City continues to allow for home occupation and limits operations within the enclosed living space to minimize negative impacts associated with commercial/office uses within residential zoning districts.
	<ul style="list-style-type: none"> • Joint Use Parking Ordinance: The City continues to allow for joint use parking within sites with multi-tenants. The joint use parking provisions would allow parking facilities to be used jointly for non-residential uses with significantly different peak hours of operation.
	<ul style="list-style-type: none"> • Neighborhood Plans. See Land Use Goal 1.
GOAL 3: Ensure that new development is compatible with surrounding land	<ul style="list-style-type: none"> • General Plan Amendment: (See Land Use Element Goal 1 for description)

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
<p>uses in the community, the City's circulation network, availability of public facilities, existing development constraints and the City's unique characteristics and resources.</p>	
<p>GOAL 4: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.</p>	<ul style="list-style-type: none"> • Discretionary Actions: (See Land Use Element Goal 1 for description) • Tustin Pride Program: The City continues to support the Tustin Pride Committee to promote a cleaner, healthier, and safer community. The Tustin Pride Committee is a voluntary organization; its purpose is to promote public interest in the general improvement and/or maintenance of the environment of Tustin, to initiate, plan, direct, and coordinate programs to "expand community pride through projects and community action – to promote a cleaner, healthier, safer, more beautiful Tustin." • Successor Agency (formerly Redevelopment Agency) Programs: As a result of the passage of AB1X 26 and 27 and the State Supreme Court's ruling in December 2011, the Successor Agency to the Redevelopment Agency began the dissolution of the program. The Housing Rehabilitation Program and the Commercial Rehabilitation Program along with program updates that the Agency had prepared have been placed on hold until alternative funding sources are identified. <p>With the dissolution of the Redevelopment Agency, the City will experience adverse effects on implementing programs due to a lack of funding.</p> <p>On March 15, 2011, the City Council established a Housing Authority to assist the City in increasing, improving and preserving its supply of affordable housing. On August 1, 2012, the Successor Agency to the Tustin Community</p>

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<p>Redevelopment Agency transferred the former Agency's housing assets to the Housing Authority.</p> <p>As a result of increased foreclosure activity, the City Council approved an Affordable Housing Default Revolving Fund in order to cure homeowner defaults under the City and Agency's Affordable Housing Program. The Fund ensures the City has the opportunity to exercise its option rights to purchase the home prior to the home being sold in a Trustee's Sale and the City losing affordable housing supply. In 2012, the State of California Department of Finance denied the transfer of redevelopment funds to the Default Revolving Fund and the Fund was dissolved. The loss of a funding source will make it difficult to purchase homes prior to foreclosure, resulting in the possible reduction in the City's affordable housing supply.</p>
	<ul style="list-style-type: none"> • National Pollutant Discharge Elimination System (NPDES): The City participates in the countywide efforts to minimize unwarranted discharge water into the regional water system. The City requires the review and approval of a Water Quality Management Plan for applicable projects to ensure no unwarranted discharge water enters into the regional water system.
<p>GOAL 5: Revitalize older commercial, industrial, and residential uses and properties.</p>	<ul style="list-style-type: none"> • Cultural Resources District Ordinance: The City continues to preserve historic and architecturally significant properties within the district by requiring a Certificate of Appropriateness for exterior alterations and demolition of structures within the district. The City also utilizes a Survey that contains information about the City's historic resources. Staff regularly references this survey to determine the resource style, significance, and whether special design considerations are required when modifications to the structure are proposed. A total of eleven (11) Certificates were issued between January 1, 2012, and December 31, 2012. • First Street Specific Plan: The First Street Specific Plan Amendment includes updates to parking, development, and use regulations; eliminates hopscotch zoning pattern; and provide more consistency and applicability of regulations to

Table 3
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GOALS	PROGRAMS
	<p>existing conditions. After recommendation by the Planning Commission, the City Council approved the First Street Specific Plan Amendment in December 2012 and it went into effect in early January 2013.</p>
	<ul style="list-style-type: none"> • Mills Act: Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. The City participates in the Mills Act. Currently sixteen (16) properties in Tustin participate in the Mills Act program.
	<ul style="list-style-type: none"> • Successor Agency Programs: (See Land Use Element Goal 4 for description)
<p>GOAL 6: Improve urban design in Tustin to ensure development that is architecturally and functionally compatible, and to create uniquely identifiable neighborhoods, commercial, and business park districts.</p>	<ul style="list-style-type: none"> • Historic Plaque Program: The City established a plaque program to recognize historically significant structures located within the Cultural Resources District. To date, fifty (50) plaques have been assigned to structures within the District. • Cultural Resources District Residential Design Guidelines: The City Council adopted the Residential Design Guidelines in April 2012, providing an updated document that addresses topics such as preservation, energy efficiency, and the Mills Act program. • Neighborhood Plans (See Land Use Goal 1 for description). • First Street Specific Plan (See Land Use Goal 5 for description).
	<ul style="list-style-type: none"> • Home Occupation Ordinance (See Land Use Element Goal 2 for description).
<p>GOAL 7: Promote expansion of the City's economic base and diversification of economic activity.</p>	<ul style="list-style-type: none"> • Building Permit and Plan Check Fee Waiver: On July 19, 2011, the City Council approved a policy for construction fee waivers. The policy applies to

Table 3
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GOALS	PROGRAMS
	<p>building plan check and permit fees for new improvements and additions to existing developments. A total of \$400,000 in building permit fee waivers was authorized, which expired in March 2012 after the entire \$400,000 in permit fees was waived.</p>
	<ul style="list-style-type: none"> • Business License: Issued about 6,300 business license renewals; 346 new business licenses (in-city); 170 new business licenses (out of city); and collected approximately \$81,027 in business license revenue. The City Council adopted Resolution No. 11-54 that approved business license fee waivers, and in 2012, a total of \$313,229.34 in fees was waived.
	<ul style="list-style-type: none"> • Tustin Legacy Disposition Strategy: Staff is implementing the "Disposition Strategy for the Former Master Developer Footprint at Tustin Legacy". In the first stage, a solicitation and interview process was completed for each of the Disposition Packages to narrow the selection process to the three development entities most qualified for each of the Disposition Packages. The second stage of the process requested proposals from each of the development entities for the selection of the single most qualified development entity for each of the Disposition Packages. The proposals were reviewed and scored, with development entities chosen for each Disposition Package. An Exclusive Negotiation Agreement (ENA) and Disposition and Development Agreements were executed for 1A North and 2A and ENAs were executed for 1B and 1C.
	<ul style="list-style-type: none"> • Tools for Business: 'Tools for Business' is a resource on the City's website that provides an array of information and services for businesses and potential entrepreneurs. Visitors to the site can learn about the forms needed to comply with federal and states laws, loans and financing programs, how to market globally, disaster planning and recovery, making sustainable business decisions, and much more.
	<ul style="list-style-type: none"> • Commercial Leasing Availability: The City added a Commercial Property Search feature to the City's website. The site only lists Tustin properties and users can define search parameters to distinguish between office, retail and

Table 3
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GOALS	PROGRAMS
	industrial properties and "For Sale" and "For Lease" properties.
	<ul style="list-style-type: none"> • Business Outreach Visits: The City and the Tustin Chamber of Commerce conducted two (2) joint business outreach visits to Tustin businesses. In 2013, the goal is to increase the number of visits to 15 – 20 businesses.
	<ul style="list-style-type: none"> • Neighborhood Plans. (See Land Use Goal 1 for description)
	<ul style="list-style-type: none"> • Access to Public Parking. The Successor Agency and the Community Development Department are working with the City Attorney to address the current condition of the Steven's Square Parking Structure as well as on-going maintenance issues. A City Council-approved engineering firm conducted a structural engineering assessment and provided a report identifying immediate repairs and associated costs necessary to bring the structure into compliance. The City also provides free public parking at the Main Street Reservoir to promote expansion of the City's economic base and diversity of economic activity in Old Town and vicinity.
	<ul style="list-style-type: none"> • Pacific Center East Project: <ul style="list-style-type: none"> ◦ Land Acquisitions: The City completed acquisition of approximately 10 acres necessary to support a new eastbound ramp at Edinger Avenue and the SR-55 Freeway, and the Phase 1 extension of Newport Avenue south of Edinger Avenue to Valencia. The acquisition also included acquisition of approximately 24 acres of immediately adjacent vacant properties by the City which will significantly support the expansion and diversification of the City's future economic base. The Final Parcel Map was approved by City Council on April 19, 2011, facilitating clearer and more definitive boundaries for property to be conveyed to any future purchasers of City-owned land. ◦ Hotel Development: The City completed the sale of three parcels, approximately 8.3 acres, to R.D. Olson for the development of two (2) extended stay hotels (283 rooms) and approximately 16,000 square feet of restaurant/retail/conference space. Construction began in Summer 2012.

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GOALS	PROGRAMS
	with an anticipated completion in Fall 2013.
	<ul style="list-style-type: none"> • Local Agency Military Base Recovery Area (LAMBRA). The Agency developed marketing materials and mailed updated LAMBRA information in January 2012 to all businesses located within the LAMBRA. The Agency continued to respond to periodic inquiries from tax consultants representing potential and existing businesses.
GOAL 8: Ensure that necessary public facilities and services are available to accommodate development proposed on the Land Use Policy Map.	<ul style="list-style-type: none"> • Library: Construction was completed on a new 32,000 square foot library. The library is now open to the public. The library courtyard also serves as public spaces to accommodate various civic and community events. An additional 155 parking spaces are provided for public convenience.
	<ul style="list-style-type: none"> • Pre-application Conferences Procedures: The City utilizes procedures for pre-application conferences and processing procedures to expedite permit processing.
	<ul style="list-style-type: none"> • Permit Processing and Coordination Procedures: The City ensures that processing of permits for low- and moderate-income housing is fast-tracked. The City continues the services of the City's Community Development Department as a central clearinghouse with individuals assigned the responsibility of expediting development permits required from various departments and agencies.
	<ul style="list-style-type: none"> • Tustin Family and Youth Center: The City rehabilitated an existing commercial site to accommodate a youth center. This youth center now provides a variety of affordable youth programs to low-income residents.
GOAL 9: Provide for a planned community in East Tustin compatible with the land use characteristics of the local area and sensitive to the natural	<ul style="list-style-type: none"> • Natural Communities Conservation Program: The City participates in the countywide Natural Communities Conservation Program in protecting natural habitats and endangered species by reviewing all development proposals to comply with the established guidelines.

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GOALS	PROGRAMS
environment.	
	<ul style="list-style-type: none"> • Park Development, Improvements and Maintenance Program: The City encourages developers to create new parks and allocates funds for services and maintenance of buildings and recreational areas. Please refer to Open Space, Conservation, and Recreation Element Goal 17 for description.
GOAL 10: Improve and strengthen the Tustin Old Town/First Street area with a unique pedestrian environment and diverse mix of goods, services, and uses.	<ul style="list-style-type: none"> • Meyer's Building: The City approved a mixed use project consisting of retail, offices, and a residential unit on a vacant land in Old Town to encourage unique pedestrian environment and diverse mix of goods, services, and uses. The project was completed during the report period. • 195 El Camino Real: A new 3,291 square-foot commercial building has been approved for this site and will have a jewelry store and a coffee shop. The project is in plan check. • 125 W. Main Street: A proposal was approved for the construction of a new, 3-story mixed-use development including a restaurant, office, and residential uses. The grading plan is in plan check and a request for a Lot Line Adjustment has been submitted to combine the lots into one parcel. The Community Development Department is awaiting the submittal of structural plans • 155 W. First Street: A request was approved to construct a new 2,244 square foot, 2-story retail and office structure with eight (8) on-site parking stalls. Structural plans have been submitted and are under review.
GOAL 11: Provide for an integrated business park environment in the Pacific Center East Area which both capitalizes on market opportunities and is compatible with adjacent developed land uses.	<ul style="list-style-type: none"> • Edinger Avenue and Newport Avenue improvements within the Pacific Center East Specific Plan: The City has completed design improvements and acquired right-of-way for the extension of Newport Avenue and widening of Edinger Avenue consistent with the Circulation Plan identified in the Pacific Center East Specific Plan. The Edinger Avenue street widening is completed as well as the Newport Avenue realignment project south of Edinger.

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GOALS	PROGRAMS
	<ul style="list-style-type: none"> • Tustin Gateway Project: Streetscape and landscape plans in the public right-of-way to improve pedestrian traffic are currently under design. Project design will include landscaping and sidewalks improvements, introduce directional signage, and tie the land uses adjacent to the roadways through common landscape and signage elements.
	<ul style="list-style-type: none"> • Pacific Center East (See Land Use Element Goal 7 for a further description).
GOAL 12: Maintain the semi-rural and low-density character of North Tustin.	<ul style="list-style-type: none"> • North Tustin: The City would not have land use authority within the North Tustin area until these areas are annexed to the City. However, North Tustin is within the City's sphere of influence and LAFCO approved an expansion of the City's Sphere of Influence in North Tustin. During the report period, the City updated the General Plan to reflect the new sphere of influence boundary.
GOAL 13: Develop a Specific Plan/Reuse Plan for MCAS Tustin which maximizes the appeal of the site as a mixed use, master planned development, and that includes the following qualities seeking to create results that are very special and worthy of the site's present and historical importance.	<ul style="list-style-type: none"> • John Laing Homes – Tustin Field I (Harvard Avenue and Edinger Avenue): All 376 units are completed. • John Laing Homes – Tustin Field II (Harvard Avenue and Edinger Avenue): All 189 homes are completed. • Columbus Square/Columbus Grove: Approximately 1,540 permits have been issued between the two communities. 1,528 homes (units) have been approved for occupancy. In Columbus Square, the development of 60 attached townhomes at the Mirabella site is complete and Certificates of Occupancy have been issued; and the development of 64 detached single family homes in the Augusta site is in the final phase of construction, and the models will be converted for occupancy. In Columbus Grove, The last remaining development of Ainsley Park (84 duplex units) is complete. All units have been finalized and sold. • Coventry Court Senior Housing: The City Council approved a modification of the senior project changing the tenure from for-sale units to apartments

Table 3
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GOALS	PROGRAMS
	<p>given the market constraints in selling the original for sale units. In accordance with the change in tenure, the former Redevelopment Agency prepared a First Amendment to the Coventry Court Housing Affordability Agreement with Lennar and developed an Affordability Regulatory Agreement for the new applicant, Tustin Coventry Seniors, LP. The Coventry Court Apartments for active seniors ages 55+ is complete. This project consists of 240 one and two-bedroom apartments with 153 of those income-restricted to Very Low, Low and Moderate Income qualifying senior households. The Agency has also supported a request by Tustin Coventry Seniors, LP to apply for multi-family revenue bonds through California Statewide Communities Development Authority and tax credits through the Tax Credit Allocation Committee. Tustin Coventry Seniors, LP was successful with both applications.</p> <ul style="list-style-type: none"> • South Orange County Community College District (SOCCCD): Phase I of the SOCCCD Advanced Technology Education Park (ATEP) has been completed and is currently offering classes. The Concept Plan for Phase 3A was approved by the City on July 26, 2010, authorizing up to 305,000 square feet of educational uses. Demolition of nearly all of the former military structures is nearing completion; demolition to commence by Spring 2013. Development plans for future phases of the site have yet to be identified or submitted to the City. • Rancho Santiago Community College District: The Sheriff's training facility is complete; however, a portion of the property remains undeveloped. RSCCD has not identified any plans for development the remaining portion of the site. • Orange County Rescue Mission's Village of Hope (Lansdowne/Valencia): A 192-bed transitional home for the homeless at Tustin Legacy operated by the Orange County Rescue Mission has been operating. • The District at Tustin Legacy/Vestar (Barranca Parkway and Jamboree Road): Construction of the one million square-foot Class A retail center is complete with the exception of certain adjacent infrastructure improvements.

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GOALS	PROGRAMS
	<p>On October 21, 2010, the City and Vestar entered into a Fifth Disposition and Development Agreement (DDA) amendment and Fifth Amendment to the Infrastructure and Payment Agreement deferring the construction of certain storm drain related infrastructure improvements within Barranca Parkway and Warner Avenue. Warner Avenue storm drain extension to Peters Canyon Channel is currently under construction and expected to be completed in April 2013. Remaining construction of the Barranca Parkway storm drain is expected to commence in summer 2013.</p> <ul style="list-style-type: none"> • County of Orange Tustin Family Campus (15405 Lansdowne Road): The multi-treatment campus which includes four (4) stand-alone residential homes at 4,733 square feet each; three (3) two-story residential buildings, each 8,430 square feet; a 12,224 square foot, two-story campus service center; and a 1,000 square foot maintenance building for a total of 57,446 square feet of building area with a serving capacity of 90 beds for abused and neglected children and their parents and emancipated youth operated by the Orange County Social Services Agency has been operating since 2009. • Master Development Site: The City and the former Master Developer, Tustin Legacy Community Partners, LLC (TLCP) entered into a Disposition and Development Agreement (DDA) in April 2006 which was subsequently amended in March 2007 and in June 2007. The DDA identified the terms of development of an approximate 820 acre footprint at Tustin Legacy and the City's sale of the property to TLCP, which resulted in conveyance of the first of four phases of property from the City to TLCP in 2007; however, TLCP defaulted on its obligations per the DDA, and the DDA was terminated on July 6, 2010. As a consequence, title to the Phase 1 property was transferred back to the City on August 5, 2010. On April 25, 2011, the City Council adopted a Disposition Strategy with the City assuming the role of Executive Master Developer by subdividing the former master developer site into development packages that will be acquired and developed by private sector developers including on-site and off-site infrastructure improvements.

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GOALS	PROGRAMS
	<p>Prior to termination of the DDA, TLCP completed the following work:</p> <ul style="list-style-type: none"> ○ Neighborhood E: Concept Plan for potential development of approximately 1,267,324 square feet of non-residential uses that encompasses Phases 1 and 2 of Neighborhood E. Phase 1 includes a total of 318,600 square feet of general office uses and 287,000 square feet of R&D flex/light industrial uses. Phase 2 includes 319,675 square feet of general office uses; 93,920 square feet of R&D flex light industrial use; 229,997 square feet of office park use; and, 18,132 square feet of neighborhood commercial (mixed use). Design Review 07-011 for Phase 1 development for nine (9) new office buildings on 29.44 acres was approved on January 18, 2008, by the Community Development Director. TLCP submitted construction of this office complex for first plan check; however, no follow up re-submittal was processed. On January 18, 2011, the City approved Final Map No. 17144, which defined parcels for various land uses for conveyance purposes only for Neighborhood E. ○ A majority of site demolition has been completed and mass grading continued on the site until TLCP halted activity in 2009. The City approved Final Tract Map No. 17404 on September 20, 2011, which refined parcels for various land uses for conveyance purposes only. <p>Disposition Package:</p> <ul style="list-style-type: none"> ○ The Irvine Company Apartment Development (Legacy Disposition Package 2A): The City Council approved the development of 533 residential apartment units. The Irvine Company has executed the required Disposition and Development Agreement (DDA), Development Agreement (DA), and Agreement to Conditions. Plans are anticipated to be submitted for plan check in Spring 2013. ○ St. Anton Partners Apartment Development (Legacy Disposition Package 1A-North): The City Council approved the development of 225

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	<p>affordable multi-family residential apartment units. St. Anton Partners has executed the required Disposition and Development Agreement (DDA), Development Agreement (DA), and Agreement to Conditions. Plans are anticipated to be submitted for plan check in the spring.</p> <ul style="list-style-type: none"> o The Council approved an Exclusive Agreement to Negotiate with Standard Pacific Homes as the developer for the for-sale residential site 1B. Approximately 235 homes will be built at Disposition Parcel 1B. o The City Council recently approved an Exclusive Agreement to Negotiate with Regency Centers for a commercial development at site 1C located at the southeast corner of Kensington and Edinger Avenue
<p>HOUSING ELEMENT</p> <p>The Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's population and implementing Statewide housing goals to provide decent and sound housing for all persons and all income groups. The Tustin Housing Element includes the identification of strategies and programs that focus on: 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, and 4) conservation of the existing affordable housing stock. HCD Table C provides implementation status of programs identified in the Housing Element (Appendix A)</p>	
<p>CIRCULATION ELEMENT</p> <p>The Circulation Element guides the development of the City's circulation system by providing adequate capacity for future land uses and provides for a safe, efficient, and adequate circulation system for the City. The Element establishes a hierarchy of transportation routes with specific development standards described for each category of roadway. The following subjects are included in the Circulation Element: streets and highways, transportation corridors, transportation system management, transportation demand management, transit, rapid transit, railroads, paratransit (e.g. carpooling, vanpooling and taxi service), bicycle, pedestrian facilities, commercial, general, and military airports. The following is a listing of all Circulation Element goals and implementation measures:</p>	
<p>GOAL 1: Provide a system of streets that</p>	<ul style="list-style-type: none"> • Capital Improvement Program (CIP): The City utilizes a seven (7) year

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GOALS	PROGRAMS
<p>meets the needs of current and future inhabitants and facilitates the safe and efficient movement of people and goods throughout the City consistent with the City's ability to finance and maintain such a system.</p>	<p>Capital Improvement Program to monitor, identify, and prioritize improvements to roadways and intersections. The program consists of a systematic approach to maintenance and capacity enhancements of the City's transportation system.</p> <ul style="list-style-type: none"> • Orange County Master Plan of Arterial Highways (MPAH): The City has adopted the Orange County Master Plan of Arterial Highways which addresses and future regional traffic needs. Additionally, the City has identified and adopted a City Arterial Highway System to accommodate existing traffic demands and ensure the development of improvements to serve future local traffic demands. Under this program, the City performed the following: <ol style="list-style-type: none"> 1. Continued design for the extension of Newport Avenue to connect with Edinger Avenue from its cul-de-sac north of the Santa Ana-Santa Fe Flood Channel. This includes a grade separation with the OCTA/SCRRA Railway. It also provides an additional major north-south link in the MPAH. 2. A preliminary engineering study for the Red Hill Avenue Grade Separation is complete. The study incorporates the initial project development steps to identify potential design options to separate the existing at-grade crossing on Red Hill Avenue with the OCTA/SCRRA Railway tracks for purposes of transportation efficiency and safety. A preferred alternative has not yet been chosen as the City continues to search for viable funding sources needed to proceed with future phases of the project. 3. Phase I of Tustin Ranch Road between Warner Avenue and Walnut Avenue, which included rough grading and storm drain construction, is complete. 4. Construction of Phase II of Tustin Ranch Road between Warner Avenue and Walnut Avenue is currently in progress and will complete the arterial roadway segment as planned and designated by the General Plan.

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GOALS	PROGRAMS
<p>GOAL 2: Provide for a truck circulation system that provides for the effective transport of commodities while minimizing the negative impacts throughout the City.</p>	<ul style="list-style-type: none"> • Truck Routes System: The City has identified and adopted a system of citywide truck routes to accommodate the need for the transport of goods through the City. The City actively coordinates trucking activities with the City's Police Department and issues Transportation/Overload permits to minimize impacts due to large loads and to maximize traffic safety associated with trucking activities.
<p>GOAL 3: Support development of a network of regional transportation facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.</p>	<ul style="list-style-type: none"> • Regional Transportation Improvements Program: The City works closely with the Regional Transportation Agency (OCTA), Southern California Association of Governments (SCAG), and the State Department of Transportation (Caltrans) to implement regional transportation improvements and minimize impacts to Tustin. For example, the City participates in studies to increase capacity on the SR-55 Freeway, increase transportation capacity between Orange County and Riverside County, and increase North-South Transportation capacity within Orange County.
	<ul style="list-style-type: none"> • Congestion Management Program (CMP): Through the Congestion Management Program, the City monitors traffic levels of service (LOS) at regional locations and coordinates any improvements to mitigate adverse impacts.
	<ul style="list-style-type: none"> • Local Signal Synchronization Plan (LSSP): Under the guidelines of the OCTA Regional Traffic Signal Synchronization Program, the City has adopted a Local Signal Synchronization Plan (LSSP) on December 7, 2010, that supports a multi-agency, corridor-based approach to optimize traffic signal timing. By adopting the LSSP, the City is now participating in the Regional Traffic Signal Synchronization Program known as Project P. Under Project P traffic signal equipment upgrades, interconnect cable and coordination can be funded from Measure M2 with a twenty percent local match. <p>On April 5, 2011, the City Council approved Tustin's participation in submitting applications to OCTA for Project P funding of synchronization projects on</p>

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GOALS	PROGRAMS
	<p>Jamboree Road, Warner Avenue and Tustin Avenue, which were subsequently approved by OCTA. The Cooperative Agreement for this project was signed in 2012. On December 2, 2011, the City Council approved submittal of an application for a synchronization project on First Street; the Cooperative agreement for this project will be signed in 2013.</p>
	<ul style="list-style-type: none"> • Tustin Ranch Road: Road extension from Warner Avenue to Walnut Avenue. The project is currently under construction and is expected to be completed by Fall 2013. • Valencia Avenue: Road extension from Kensington Park Drive to Tustin Ranch Road. The project is currently under construction and is expected to be completed by Fall 2013. • Park Avenue: Road extension from Jamboree Road ramp to Legacy Road. The project is currently under construction and is expected to be completed by Fall 2013. • Legacy Road: Roadway construction from Park Avenue to Tustin Ranch Road. The project is currently under construction and is expected to be completed by Fall 2013.
<p>GOAL 4: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.</p>	<ul style="list-style-type: none"> • Traffic Signal Coordination Program: The City has implemented traffic signal coordination among the majority of the City's traffic signals that serve the arterial roadway network. Additionally, the City coordinates traffic signal timing with adjacent jurisdictions and Caltrans to facilitate the orderly progression of regional traffic.
	<ul style="list-style-type: none"> • Traffic Signal Installations and Modifications: The City annually reviews the citywide traffic signal system and identifies new signal locations and modifications that will maximize the efficiency and operation of the traffic signal system. The Public Works Department regularly implements traffic signal timing modifications to respond to variations in traffic volumes and patterns.

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GOALS	PROGRAMS
	<ul style="list-style-type: none"> • Commuter Rail Station: The City constructed a Metrolink Commuter Rail Station to provide rail service to commuters between the Inland Empire and Orange County, and also accommodate passengers between Los Angeles and Oceanside on the LOSSAN Corridor. This project is a Transportation Demand Management improvement that directly improves peak-hour traffic capacity for regional and local commuters. Since its opening in September 2011, the parking structure at the Tustin Metrolink Station continues to meet the increasing parking demands at the station as Metrolink service expands. The City is also working with the OCTA under its GO LOCAL program to enhance transit service to the station, which could possibly include a bus service to Old Town Tustin and the Civic Center.
	<ul style="list-style-type: none"> • Staggered Work Hours: The City has implemented a 9-hour work day by which employees begin work one half hour before the conventional peak hour and leave work one half hour after the conventional peak hour. This Transportation System Management tool reduces traffic congestion during peak hours.
	<ul style="list-style-type: none"> • Quiet Zone: The improvements required for establishment of a Quiet Zone at the Red Hill Avenue railway crossing are complete and became official on March 24, 2011. It is important to note that within a Quiet Zone, train operators will still blow horns when safety concerns exist.
<p>GOAL 5: Support development of a public transportation system that provides mobility to all City inhabitants and encourages use of public transportation as an alternative to automobile travel.</p>	<ul style="list-style-type: none"> • Bus Service: The City works closely with OCTA to provide local and express bus service to the community. The City continued a cooperative effort with designs to enhance ADA access to bus stops. Under the OCTA, GO LOCAL program, the City of Tustin is studying enhanced transit access to the Tustin Rail Station. Also, local circulators (possibly in the form of a "shuttle") will be studied to enhance transit access to various areas of the City. • Bus Shelters and Bus Bench Program: The City has implemented a bus shelter and bus bench program and installs these facilities as opportunities

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GOALS	PROGRAMS
	<p>become available for their implementation.</p>
	<ul style="list-style-type: none"> • Bus Turnouts: The City reviews development plans and identifies locations for the installation of bus turnouts on arterial roadways. It also ensures bus turnouts are included where applicable on new roadway construction and widening. The City continues to coordinate the design and implementation of new bus turnout locations at Tustin Legacy with OCTA and the development community.
	<ul style="list-style-type: none"> • Pedestrian Path between Dow Avenue and Metrolink Station: The pedestrian path connecting the Metrolink Station to the adjacent industrial business complex continues to provide commuters with convenient, direct access to the station. The path features enhanced landscaping, LED lighting, and video surveillance coverage.
<p>GOAL 6: Increase the use of non-motorized modes of transportation.</p>	<ul style="list-style-type: none"> • Regional Hiking and Biking Trail System: The City supports and promotes the safety of pedestrians and bicyclists by complying with uniform standards and practices, including designation of bicycle lanes, off-road bicycle trails, proper signage, and adequate sidewalks, bicycle lanes, and off-road bicycle trail widths.
	<ul style="list-style-type: none"> • Orange County Master Plan of Bikeways: The City supports and coordinates the development and maintenance of bikeways. On December 6, 2011, the City adopted the 2009 Orange County Transportation Authority Commuter Bikeways Strategic Plan, thereby making it eligible for grant funding from the State Bicycle Transportation Account (BTA). The City continues to coordinate the design of a Class I Trail on Barranca Parkway between Tustin Ranch Road and Red Hill Avenue. The design for reconstruction of the Newport Avenue bicycle trail between Main Street and Irvine Boulevard is currently underway.
<p>GOAL 7: Provide for well-designed and convenient parking facilities.</p>	<ul style="list-style-type: none"> • Parking Facilities: Tustin encourages the efficient use of existing parking facilities, including provisions for shared use of facilities and other provisions to improve the effectiveness of City parking codes and ordinances.

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GOALS	PROGRAMS
	<p>Additionally, the City provides for common parking facilities in the Old Town area to provide convenient access to public and private facilities. Since its opening in September 2011, the parking structure at the Tustin Metrolink Station continues to meet the increasing parking demands at the station as Metrolink service expands.</p>
	<ul style="list-style-type: none"> • Development Review and Parking Requirements: The City monitors development to ensure sufficient off-street parking for all land use decisions. • Old Town Parking Exception: The City Council approved an amendment to the Parking Code that allows reduced parking requirements and standards for Old Town businesses and encourages economic development.
<p>GOAL 8: Define and evaluate alternative financing methods for circulation system management and maintenance costs on a Citywide and area wide basis.</p>	<ul style="list-style-type: none"> • Measure M and Proposition 111: The City maintains Orange County standards established to qualify for new revenue sources provided by Measure M, Renewed Measure M (M2) and Proposition 111.
	<ul style="list-style-type: none"> • Transportation System Improvement Program (TSIP): The City requires participation in applicable transportation fees in the TSIP areas, which enables transportation improvements to be funded on a fair share basis by the development community.
	<ul style="list-style-type: none"> • Major Bridge and Thoroughfare Fee Program: The City requires and collects applicable fees from development to provide for regional transportation improvements through this program.

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<p align="center">CONSERVATION, OPEN SPACE, AND RECREATION ELEMENT</p> <p>The Conservation/Open Space/Recreation Element provides for the protection, conservation, and management of natural and open space resources. The Conservation component deals primarily with the preservation of natural resources, such as water, soils, minerals, and animal life. The Open Space component identifies open space that is left undeveloped for public health and safety reasons and open space that is used for the preservation of natural resources, for the managed production of resources, and for outdoor recreation. The Recreation component identifies planned park and recreation facilities designed to support the recreational needs of Tustin's population.</p> <p>Air quality has been included as a sub-element to the Tustin Conservation/Open Space/Recreation Element. The purpose of the Air Quality Sub-element is to reduce current and projected emission levels through stationary source control measures; mobile source, transportation and land use control measures; and energy conservation measures. The following is a listing of all Conservation/Open Space/Recreation Element goals and implementation measures:</p>	
<p>GOAL 1: Reduce air pollution through proper land use, transportation, and energy use planning.</p>	<ul style="list-style-type: none"> • Discretionary Actions: (See Land Use Element Goal 1 for description)
<p>GOAL 2: Improve air quality by influencing transportation choices of mode, time of day, or whether to travel, and to establish a jobs/housing balance.</p>	
<p>GOAL 3: Reduce particulate emissions to the greatest extent feasible.</p>	<ul style="list-style-type: none"> • Regional Transportation Improvements Program (See Circulation Element Goal 3 for description)
	<ul style="list-style-type: none"> • AB 2766 Subvention Funds: 2011-12 AB 2766 funds were allocated for commuter rail station parking structure maintenance at the Tustin Metrolink Station and intersection safety enhancements at Enderle Center Drive and Vandenberg Lane.

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GOAL 4: Reduce emissions through reduced energy consumption.	<ul style="list-style-type: none"> • Regional Transportation Improvements Program (See Circulation Element Goal 3 for description)
	<ul style="list-style-type: none"> • Energy Efficiency Rebate Program: The Building Division with Public Works Department obtained approval of \$61,000 for reimbursement of permit and plan check fees of improvements that meet the energy savings standards. A total of 148 homeowners and 22 non-residential projects applied and a total of \$44,293 has been rebated.
	<ul style="list-style-type: none"> • Pine Tree and Pepper Tree Re-lamping: Additional re-lamping for Frontier Park will was completed in 2012.
GOAL 5: Protect water quality and conserve water supply.	<ul style="list-style-type: none"> • National Pollutant Discharge Elimination System (NPDES): (See Land Use Element Goal 4 for description) • Citrus Ranch Park Irrigation Control: This neighborhood park features an automated reclaimed water system controlled by a computerized weather station which will ensure the efficient use of water resources for the entire park site, including the lemon tree orchard. • Water Efficiency Ordinance: In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. • Water Quality Inspections: In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, Code Enforcement officers performed 48 Water Quality inspections on commercial and industrial sites throughout the City. • Water Conservation Programs: The following are activities undertaken during 2012: <ul style="list-style-type: none"> ○ Water Audit program for large residential properties who wish to get a custom water use assessment.

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	<ul style="list-style-type: none"> o Various rebate programs such as: SmartTimer (irrigation timers), High Efficiency Toilet, High Efficiency Clothes Washer Program, Rotating Nozzle, Commercial Plumbing Fixture Rebate o Education: Yearly water education poster and slogan contest for Tustin Unified School District and Water Hero. The Public Works Department also participated in both the "Tustin Tiller Days" and "Street Fair and Chili Cook off" by providing educational materials at information booths. • Synthetic Turf Ordinance: The City Council passed an ordinance that addresses use of synthetic turf for landscaping purposes and delineates installation, material, and maintenance standards.
GOAL 6: Identify, designate, and preserve significant or unique riparian habitats.	<ul style="list-style-type: none"> • Natural Communities Conservation Program (See Land Use Element Goal 9 for description)
GOAL 7: Conserve and protect natural plan and animal communities.	<ul style="list-style-type: none"> • Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description)
GOAL 8: Conserve and protect significant topographical features, important watershed areas, resources, and soils.	<ul style="list-style-type: none"> • Hillside Review Procedures: (See Housing Element Goal 6 for description) • Citrus Ranch Park: The working lemon tree orchard at Citrus Ranch Park is maintained and harvested by contract with a local farming company. Harvests of the 900+ trees are conducted three times each year with most of the product going to the market as juice or as full fruit at boutique farmers markets.
GOAL 9: Manage the production of economically valuable agricultural resources to achieve a balance between current market forces and	<ul style="list-style-type: none"> • Citrus Ranch Park: (See Land Use Element Goal 8 for description)

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long-term community values.	
GOAL 10: Reduce solid waste produced within City.	<ul style="list-style-type: none"> • Source Reduction Recycling Element: The City attained the state required 50 percent waste diversion for the years 2008-2012. The City's solid waste contract contains commercial and multifamily programs which have significantly increased the City's recycling rate.
	<ul style="list-style-type: none"> • Recycling and Waste Management Plan: The City requires project applicants to demonstrate the availability of recycling facilities for project sites. The City also requires all construction and demolition project applicants valued at \$50,000 or more to submit a Waste Management Plan which demonstrates 50 percent recycling prior to issuance of a building or demolition permits.
	<ul style="list-style-type: none"> • Solid Waste Contract: The City's solid waste contract, which began in 2007, requires the contractor to recycle at least 50 percent of the waste collected in the City.
	<ul style="list-style-type: none"> • Household Hazardous Waste: The City encourages residents to utilize the County's free Household Hazardous Waste (HHW) facilities to dispose of Electronic Waste, Universal Waste, Household Chemicals, Paints and Pesticides. The City's waste hauler collects certain materials for a free and others for a fee. The City also conducts a free annual HHW collection event for residents.
GOAL 11: Conserve energy resources through use of available energy technology and conservation practices.	<ul style="list-style-type: none"> • Conservation of Energy within City's Parks: The Parks and Recreation Department monitors the sports field lighting and tennis court lighting usage within city parks with schedules, timers and on-site personnel.
	<ul style="list-style-type: none"> • Park Lighting: Pine Tree, Peppertree, and Frontier Parks all have park walkway lights with energy efficient LED fixtures. The parking lot lights at the Tustin Area Senior Center are also LED fixtures.

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	<ul style="list-style-type: none"> • LED Traffic Signal Program: The City replaced red and green traffic signal indications with LED's (Light Emitting Diodes) lights to conserve energy. As a result, the City conserves a net energy saving of 1.7 million kilowatts per hour per year. All existing red and green indications have been replaced and only LED's are installed at new traffic signals. Yellow indications are being incrementally replaced in conjunction with the citywide battery backup system installations. LED safety lights will be installed on all new traffic signal construction within Tustin Legacy.
	<ul style="list-style-type: none"> • Solar Panels: During the reporting period, the City issued forty (40) solar panel permits. The Columbus Tustin Activity Center has roof-top solar panels which provide all the necessary electricity for the facility.
	<ul style="list-style-type: none"> • Energy Efficiency Rebate Program: (See Conservation, Open Space, and Recreation Element Goal 4 for description)
	<ul style="list-style-type: none"> • Water Conservation Programs: (See Conservation, Open Space, and Recreation Element Goal 5 for description)
GOAL 12: Maintain and enhance the City's unique culturally and historically significant building sites and features.	<ul style="list-style-type: none"> • Historic Plaque Program: (See Land Use Element Goal 6 for description)
	<ul style="list-style-type: none"> • Cultural Resources District Ordinance: (See Land Use Element Goal 5 for description)
	<ul style="list-style-type: none"> • Mills Act: (See Land Use Element Goal 5 for description)
GOAL 13: Preserve Tustin's archeological and paleontologic resources.	<ul style="list-style-type: none"> • Discretionary Actions: (See Land Use Element Goal 1 for description)
GOAL 14: Encourage the development and	<ul style="list-style-type: none"> • Park Improvement Plan - Staff worked with the Community Services

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<p>maintenance of a balanced system of public and private parks, recreation facilities, and open spaces that serve the needs of existing and future residents in the City of Tustin.</p>	<p>Commission to update the Seven Year Capital Improvement Program to help guide the park related efforts of the Parks and Recreation Department.</p> <ul style="list-style-type: none"> • Fields Usage: The Parks and Recreation Department conducted two youth sports field allocations meetings (June and December 2012) to ensure equitable and balanced field usage by local leagues and programs. • Capital Improvements – A new 'universally accessible' playground was installed at Columbus Tustin Park in July 2012. The handball courts at Frontier Park were converted to an outdoor fitness area with fourteen pieces of outdoor fitness equipment. The baseball field at Tustin Sports Park was renovated to include new dugouts, fencing, infield, and irrigation system. • Tustin Legacy Park – In 2012, staff continued to work with the landscape architectural firm (MIG) to complete the geotechnical studies and continue moving forward to complete the Master Plan for the park.
	<ul style="list-style-type: none"> • MCAS Specific Plan: (See Land Use Element Goal 13 for description)
	<ul style="list-style-type: none"> • Park Development, Improvements, and Maintenance Program: (See Land Use Element Goal 9 for description)
	<ul style="list-style-type: none"> • Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description)
	<ul style="list-style-type: none"> • Discretionary Actions: (See Land Use Element Goal 1 for description)
<p>GOAL 15: Coordinate local open space and trail areas with the regional facilities of the County and adjoining cities.</p>	<ul style="list-style-type: none"> • MCAS Tustin Specific Plan: (See Land Use Element Goal 13 for description)
	<ul style="list-style-type: none"> • Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description)

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<p>GOAL 16: Provide a range of informal opportunities and organized recreational, cultural, sports, and life enrichment programs and services which will enable community residents of all ages, interests, and abilities to participate and experience self-satisfaction, personal growth, and fulfillment in leisure activities.</p>	<ul style="list-style-type: none"> • Events: The Parks and Recreation Department produced several free community events at various locations around Tustin; "Spring Egg Hunt" at the Tustin Sports Park, "Youth Track Meet" at Tustin High School, "Cinco de Mayo" celebration at the Tustin Family and Youth Center, "Street Fair and Chili Cook off" in Old Town, "Concerts in the Park" series at Peppertree Park, "Movies in the Park" series at various park sites, "July 4th Celebration and Fireworks Show" at Tustin High School, "Broadway in the Park" at Peppertree Park, "Tustin Tiller Days and Parade" at Columbus Tustin Park, "Old Town Art Walk" in Old Town Tustin, "Halloween Howl" at the Columbus Tustin gymnasium, and "Christmas Tree Lighting" at the Library Courtyard. • Recreation programs and camps: The City's Park and Recreation Department coordinated many recreation programs benefiting residents such as a pre-school, summer youth, and teen day camps, sports camps, senior programs, holiday programs, teen dances, adult sports, and after-school programs. • Educational classes and life enrichment: During the reporting year, the Parks and Recreation Department coordinated a variety of educational, sports, fitness, and special interest classes for all ages. These opportunities are publicized to the community in the 'Tustin Today' quarterly brochure that is sent to Tustin households. An average of ten (10) new classes were offered each quarter. • Senior Center Programs: Tustin Area Senior Center opportunities included a vast array of classes and activities in areas such as computers, personal enrichment, fitness, and health and wellness. Other life enrichment activities included excursions, seminars, and social events conducted in collaboration with various community partners. New programs for 2012 include Zumba Fitness and computer classes that are geared toward baby boomers. • Senior Transportation: Funding from both OCTA and the Orange County Office on Aging is used to transport home-bound seniors to medical appointments and grocery shopping as well as to the Center to engage in the

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	<p>opportunities.</p> <ul style="list-style-type: none"> • Tustin Family Youth Center Programs: The Tustin Family Youth Center continued offering a variety of human services in addition to a recreational pre-school, after-school program, two summer programs and ongoing English as a Second Language (ESL) classes. • Tustin Teens in Action: The Park and Recreation Department oversees a teen leadership group which provides opportunities for local high school students to give back to the community by serving at a variety of community events and charities, and by coordinating teen dances for Tustin middle school students.
	<ul style="list-style-type: none"> • Tustin Family and Youth Center: (See Land Use Element Goal 8 for description)
	<ul style="list-style-type: none"> • CDBG, HOME, and other State and Federal Programs: The City allocated \$88,090 of CDBG grants in FY 2012-2013 to non-profit organizations carrying out public services activities.
	<ul style="list-style-type: none"> • Park and Recreation Programs: (See Conservation, Open Space, and Recreation Element Goal 16 for description)
<p>GOAL 17: Operate and maintain existing and future parks and recreation facilities so they are safe, clean, and attractive to the public; and preserve, protect, and enhance both existing and potential natural recreation areas to ensure that long-term public investments and values are not unreasonably preempted, compromised, or prevented by neglect or short-term</p>	<ul style="list-style-type: none"> • Frontier Park: The handball walls were converted to an outdoor fitness area to increase park safety and provide the community with health and wellness opportunities. • Tustin Area Senior Center: The wood floor in the atrium was resurfaced and WiFi access was added to the Computer Learning Center. On the outside of the facility, ADA entry ramps were installed for easier access from the parking lot. • Tustin Sports Park: Soccer fields were closed down for re-seeding as part of the annual maintenance program and the baseball field was renovated.

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
<p>considerations.</p>	<ul style="list-style-type: none"> • Columbus Tustin Activity Center: The wood floors in gymnasium and classrooms were resurfaced as a part of the biannual maintenance program and new cabinets and countertops were installed in the classrooms. • Columbus Tustin Park: The old playground was replaced with a new 'universally accessible' playground. Three ADA entry ramps were also installed along the sidewalks for easier access from the parking lot. • Tustin Family Youth Center: Backpack hooks were installed for the organization of youth participant belongings and the sand was replaced in the outdoor playground. • Citrus Ranch Park: A mosaic tile art wall was installed at the entry of the park funded entirely by private donations. • Park and Recreation Programs: (See Conservation, Open Space, and Recreation Element Goal 16 for description)
	<ul style="list-style-type: none"> • Park Development, Improvements, and Maintenance Programs: (See Land Use Element Goal 9 for description)
	<ul style="list-style-type: none"> • Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description).
<p>GOAL 18: Ensure that the recreational goals and policies are pursued and realized in an organized, incremental, and cost-effective manner and consistent with the City of Tustin's financial resources and legal authorities and the appropriate responsibilities of other agencies, the private sector, and individual and group users.</p>	<ul style="list-style-type: none"> • Strategic Plan: Parks and Recreation Department staff continued to operate under the new Mission, Vision and Values Statement to establish a positive and productive, service orientated work environment which will lead to a high level of customer satisfaction. During the reporting period the Parks and Recreation Department: <ul style="list-style-type: none"> ○ Parks and Recreation Department staff continued to operate under the new Mission, Vision, and Values Statement to establish a positive and productive, service orientated work environment which will lead to a high level of customer satisfaction.

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<ul style="list-style-type: none"> o Conducted mid-year budget staff meetings to evaluate and review department budget status. o Developed a new team-building initiative to promote excellence in customer service for department summer programs and services. o Organized and presented a comprehensive department in-service staff meeting to review policies and set goals for the summer season. o Constructed event promotional materials and secured corporate sponsors to provide financial donations to major special events. o Prepared and adopted parks and recreation budget and position control documents. o Conducted weekly staff meetings through-out the year to discuss and ensure department goals are realized in an organized and cost-effective manner. o The Parks and Recreation Department participated on the Police Department's Neighborhood Improvement Task Force (NITF) which was designed to open communication between departments and improve the quality of life in Tustin.
	<ul style="list-style-type: none"> • Park and Recreation Programs: (See Conservation, Open Space, and Recreation Element Goal 16 for description)

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
<p>PUBLIC SAFETY ELEMENT</p> <p>The Public Safety Element identifies and addresses those natural or man-made characteristics which exist in or near the City which represent a potential danger to the safety of the citizens, sites, structures, public facilities, and infrastructure. The Element establishes policies to minimize the danger to residents, workers, and visitors and identifies actions needed to deal with crisis situations. The following potential hazards are included in the Public Safety Element: flooding, seismically induced conditions, including surface rupture, ground shaking, ground failure, and seiche; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; wildland/urban interface fires; evacuation routes, hazardous materials; law enforcement; and aircraft overflights. The following is a listing of all Public Safety Element goals and implementation measures:</p>	
<p>GOAL 1: Reduce the risk to the community's inhabitants from flood hazards.</p>	<ul style="list-style-type: none"> • National Flood Insurance Program: Disseminate flood zone information to the public and participate in the National Flood Insurance Program. The City is currently in the process of updating the City's code related to flood plain management.
	<ul style="list-style-type: none"> • Hazard Mitigation Plan: The City analyzed the potential risks and identified mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. The Hazard Mitigation Plan was considered by the City Council in the 2009 and approved by the City Council in June of 2009. The Water System Hazard Mitigation Plan will be updated in March 2012. The Citywide Hazard Mitigation Plan must be updated in 2014.
	<ul style="list-style-type: none"> • Emergency Exercise: City will conduct an emergency exercise in March 2013 that focuses on City's response during a flood emergency.
	<ul style="list-style-type: none"> • Emergency Plan: City staff completed a new All Hazards Emergency Plan in January 2011, which identifies the functional responsibilities of City staff during an emergency and complies with the requirements of the National Response Plan, the National Incident Command System and the California Standardized Emergency Management System.

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<ul style="list-style-type: none"> • CERT: The police department will initiate Community Emergency Response Team training in May 2013.
	<ul style="list-style-type: none"> • Emergency Management Coordinator: A full time Emergency Management Coordinator position was established in the Police Department in July of 2012. The position is responsible for City Staff preparedness efforts and the establishment and management of the City's Community Emergency Response Team.
GOAL 2: Minimize risk from upstream dam failures.	<ul style="list-style-type: none"> • Flood Control: The City coordinates with the County on all flood control related issues.
GOAL 3: Reduce the risk to the community from geologic and seismic hazards.	<ul style="list-style-type: none"> • Hazard Mitigation Plan: (See Public Safety Element Goal 1 for description)
GOAL 4: Reduce the risk to the community's inhabitants from exposure to hazardous materials and wastes.	<ul style="list-style-type: none"> • Fire Service Contract: The City contracts with the Orange County Fire Authority to provide fire services which include review of any development proposals and business operation that involve hazardous materials and waste to ensure the safety of the Tustin residents. OCFA is currently updating the 2008 Hazardous Materials Area Plan. • Fire Station: The design plan for the new Tustin Legacy Fire Station at 15011 Kensington Park Drive is complete. The construction is scheduled to start in February 2013 and completed by March 2014.
GOAL 5: Reduce the risk to the community's inhabitants from fires or explosions.	<ul style="list-style-type: none"> • Fire Service Contract: (See Public Safety Element Goal 4 for description)
GOAL 6: Stabilize demand for law enforcement services.	<ul style="list-style-type: none"> • In-Building Public Safety Radio System Coverage: The City adopted new regulations requiring builders, owners, and developers of non-exempted new and planned construction of dense buildings and subterranean structures to field radio test and to install in-building coverage systems in areas of those buildings that impede effective public safety radio communications.

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
GOAL 7: Minimize the level of danger to life and property from air operations accidents.	<ul style="list-style-type: none"> • Emergency Exercise: While City has a very limited role in aircraft operations, the City's Emergency Response staff continues to develop and participate in multi-hazard exercises to improve the City's response abilities/preparedness to include a variety of disaster scenarios.
GOAL 8: Improve the City's ability to respond to natural and man-made emergencies.	<ul style="list-style-type: none"> • Hazard Mitigation Plan: (See Public Safety Element Goal 1 for description)
	<ul style="list-style-type: none"> • Emergency Plan: (See Public Safety Element Goal 1 for description)
GOAL 9: Reduce the amount of personal injury, damage to property, and economic or social dislocation as the result of disaster.	<ul style="list-style-type: none"> • Flood Control: (See Public Safety Element Goal 2 for description).
NOISE ELEMENT The Noise Element is a comprehensive approach for including noise control in the planning process. It is a tool for achieving and maintaining environmental noise levels compatible with land use. The Noise Element includes effective strategies to reduce excessive noise in the community resulting from mobile sources such as traffic, aircraft, rail, and stationary sources, such as construction activity and music. The following is a listing of all Noise Element goals and implementation measures:	
GOAL 1: Use noise control measures to reduce the impact from transportation noise sources.	<ul style="list-style-type: none"> • John Wayne Airport Noise Monitoring Program: The City monitors aircraft noise levels originating from the John Wayne Airport to ensure the noise levels are within the Community Noise Equivalent Level (CNEL). • Discretionary Actions: Through review of development proposals, the City requires noise attenuations on projects affected by transportation noise sources including freeway related noise (see Land Use Element Goal 1 for description of discretionary actions). • Quiet Zone: The improvements required for establishment of a Quiet Zone at the Red Hill Avenue railway crossing are complete and became official on

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	March 24, 2011. It is important to note that within a Quiet Zone, train operators will still blow horns when safety concerns exist.
GOAL 2: Incorporate noise considerations into land use planning decisions.	<ul style="list-style-type: none"> • John Wayne Airport Noise Monitoring Program: (See Noise Element Goal 1 for description). • Discretionary Actions: (See Noise Element Goal 1 for description)
GOAL 3: Develop measures to control non-transportation noise impacts.	<ul style="list-style-type: none"> • Property Maintenance Equipment Noise Ordinance: The City continues to enforce the Property Maintenance ordinance to prohibit the use and operation of loud property maintenance equipment during certain hours. • Discretionary Actions: (See Land Use Element Goal 1 for description)

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
<p>GROWTH MANAGEMENT ELEMENT</p> <p>The Growth Management Element contains policies for the planning and provision of traffic improvements that are necessary for orderly growth and development. The following is a listing of all Growth Management Element goals and implementation measures:</p>	
<p>GOAL 1: Reduce traffic congestion.</p>	<ul style="list-style-type: none"> • Growth Management Area Program: Under Measure M the City has participated in inter-jurisdictional coordination by addressing infrastructure concerns and by implementing needed improvement within the Growth Management Area established by the City-County coordination Committee. GMA projects include the Red Hill Avenue/SCRRRA Railway grade separation (planning stage), Seventeenth Street over crossing at the SR-55 Freeway (completed), and intersection enhancements at Red Hill Avenue/Barranca Parkway (construction stage). All of the above projects improve inter-jurisdictional traffic flow and roadway capacity. <p>Under Renewed Measure M (M2), effective April 2, 2012, Growth Management Areas have been eliminated and replaced with Traffic Forums. Under this program, staff representatives from all Orange county Cities are required to meet in semi-annual roundtable sessions at which regional transportation issues are presented and discussed. Under the Traffic Forums primary interest has been placed on regional traffic signal synchronization under OCTA's Project P. On December 7, 2010, the City Council approved the local Signal Synchronization Plan (LSSP) in order to maintain eligibility for funding under Measure M2. The City's LSSP conforms to OCTA's Regional Traffic Signal Synchronization Master Plan.</p>
	<ul style="list-style-type: none"> • Traffic Signal Coordination Program: (See Circulation Element Goal 4 for description).
<p>GOAL 2: Ensure adequate transportation facilities are provided for existing and future inhabitants of the City.</p>	<ul style="list-style-type: none"> • Measure M and Proposition 111: (See Circulation Element Goal 8 for description).

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
	<ul style="list-style-type: none"> • Growth Management Area (GMA) Program: (See Growth Management Goal 1 for description).
	<ul style="list-style-type: none"> • Regional Transportation Improvements Program: (See Circulation Element Goal 3 for description).
	<ul style="list-style-type: none"> • Orange County Master Plan of Arterial Highways: (See Circulation Element Goal 1 for description).
	<ul style="list-style-type: none"> • Congestion Management Program: (See Circulation Element Goal 3 for description).
<p>GOAL 3: Cooperate with neighboring jurisdictions and the County to achieve reduction in regional traffic congestion.</p>	<ul style="list-style-type: none"> • Southern California Association of Governments (SCAG): The City is a member of SCAG and participates in the regional planning for the southern California area. During the reporting period, Councilmember John Nielsen served on the SCAG Regional Council. • Orange County Transportation Authority: The City works closely with the Orange County Transportation Authority (OCTA) to implement regional transportation improvements and minimize impacts to Tustin. • Orange County Master Plan of Arterial Highways: (See Circulation Element Goal 1 for description).
	<ul style="list-style-type: none"> • Regional Transportation Improvements Program: (See Circulation Element Goal 3 for description).
	<ul style="list-style-type: none"> • Congestion Management Program (CMP): (See Circulation Element Goal 3 for description).
	<ul style="list-style-type: none"> • Measure M and Proposition 111: (See Circulation Element Goal 8 for description).
	<ul style="list-style-type: none"> • Growth Management Areas (GMA) Program: (See Growth Management Element Goal 1 for description).

Table 3
2012 General Plan Progress Report

GOALS	PROGRAMS
<p>GOAL 4: Strive to develop and maintain a balance between jobs and housing in Tustin.</p>	<ul style="list-style-type: none"> • Jobs and Housing Balance: Through a variety of programs and services, the City strives to strengthen the economic base of the City by stimulating new investments and economic growth, create employment opportunities, and expand, preserve, and improve the City's supply of housing available to low- and moderate- income persons and families.

APPENDIX A

HCD FORMS (Government Code Section 65400)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Tustin
Reporting Period 01/01/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
Ainsley Park	2-4	O				32	32					
Augusta	SF	O				50	50					
Mirabella	SFA	R				60	60					
Coventry Court	5+	R	36	61	56	87	240					
170 El Camino Real	SFA	O				1	1	1				
(9) Total of Moderate and Above Moderate from Table A3					0	0	0	0				
(10) Total by income Table A/3			36	61	56	230	383	1				
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Tustin
Reporting Period 01/01/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		0		0	
(2) Preservation of Units At-Risk		145	132	277	Continued Monitoring
(3) Acquisition of Units				0	
(5) Total Units by Income	0	145	132	277	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

(CCR Title 25 §6202)

City of Tustin

01/01/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

[illegible]

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202)

City of Tustin

01/01/2012

12/31/2012

Table C

Program Implementation Status

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction

City of Tustin

Reporting Period

01/01/2012 - 12/31/2012

General Comments:

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Goal 1: Adequate Housing Supply				
1.1 Available Sites Continue to utilize Planned Community Districts and Specific Plans to authorize and encourage mixed-use developments. (See Zoning Studies Program). Housing Element Policies: 1.1, 1.8, 1.11	Community Development Department, Successor Agency, City Council	Assist in the development of new affordable owner and rental housing through development in MCAS - Tustin and infill areas. The City supports applications for the creation of new mixed-use developments particularly when the projects involve affordable housing	On-going	On-going Affordable Housing at Tustin Legacy: The City has entered into agreement with several developers at the Tustin Legacy for implementing the affordable housing component of the Specific Plan as follows: Tustin Field I: completed 22 Very Low 22 Low 44 Moderate 298 Upper Income Tustin Fields II: Completed 11 Very Low 10 Low 19 Moderate 149 Upper Income Columbus Square: 61 Very Low 125 Low 80 Moderate 809 Upper Income

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
1.2 Mobile Homes Continue to maintain the City's mobile home park zone and process conditional use permit applications as received for manufactured homes. Housing Element Policies: 1.1, 1.3	Community Development Department, City Council	The City will continue to maintain the existing mobile home park zone.	Process applications as received in a timely manner	Columbus Grove: 12 Very Low 30 Moderate 423 Upper Income Master Development Footprint: 126 Very Low 95 Low 232 Moderate 1652 Upper Income
1.3 Secondary Residential Units Continue to provide opportunities for affordable secondary residential dwelling units in the Single-family Residential District lots where feasible through existing Zoning Ordinance provisions. Housing Element Policies: 1.1, 1.7, 1.13	Community Development Department, City Council	The City has updated its Zoning Code to allow second units to be developed within Single Family zoned properties without the need for any discretionary actions. During the planning period, five (5) second units are anticipated.	Process applications as received in a timely manner	On-going. No second unit was processed in 2012.

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
1.4 Deed Restrictions Require appropriate deed restrictions to ensure continued affordability for low- or moderate-income housing constructed or rehabilitated with the assistance of any public or Redevelopment Agency funds as may be legally required. Housing Element Policies: 1.1	Community Development Department, Successor Agency, City Council	All affordable housing created during the planning period will be required to record deed restriction to ensure continued affordability for a minimum of 45 years.	Include conditions of approval at entitlement and requires recordation of deed restriction prior to issuance of Certificate of Occupancy for affordable units.	On-going. During the reporting period, the City entered into Regulatory Agreements with The Irvine Company and St. Anton Partners to provide 262 affordable apartment units at Tustin Legacy for a period of 55 years.
1.5 Pre-application Conferences Continue to utilize procedures for pre-application conferences and processing procedures to expedite permit processing. Housing Element Policies: 1.11	Community Development Department	Continue	On-going	On-going
1.6 Permit Processing for Low- and Moderate Income Housing Ensure that processing of permits for low- and moderate-income housing are fast-tracked with low- and moderate-income housing permits being given priority over other permit applications. Housing Element Policies: 1.11	Community Development	Continue	Process application in a timely manner	The City prioritized permits for Coventry Court senior affordable rental project by fast tracking the permitting and inspection process. The project is nearing completion.
1.7 Permit Coordination Continue the services of the City's Community Development Department as a central clearinghouse with individuals assigned the	Community Development	Processing of approximately 10 new residential projects annually, 50 projects by 2014	By 2014	Processed 95 new residential projects and 359 residential additions and alterations in 2012.

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
responsibility of expediting development permits required from various departments and agencies. Housing Element Policies: 1.11				
1.8 New Owner Housing using Tax Increment Financing Provide housing set-aside tax increment funds generated from the Redevelopment Agency Projects, where available, to assist in providing housing accommodations for low- and moderate-income households in new construction projects. Housing Element Policies: 1.6, 1.12, 3.2, 4.2	Successor Agency	Assist 79 units by 2014	By 2014	On hold - with the passage of AB1X 26 and 27 in late June and subsequent State Supreme Court actions in August, the Community Redevelopment Agency was eliminated and began the dissolution.
1.9 Housing for the Disabled Require new multi-family housing units and apartment conversions to condominiums to comply with State specifications pursuant to SB 520 for accommodation of the disabled. The City will conduct analysis, add procedures, and/or undertake appropriate amendments to existing standards and complying with Chapter 11 of the California Building Code (requires portion of multi-unit dwellings to be accessible dwelling units) to ensure accommodation for the disabled. Housing Element Policies: 1.13, 1.15	Community Development Department	Refer individuals to agencies providing supportive housing that accommodates independent living. Add procedures and/or undertake appropriate amendments to existing standards to ensure compliance with SB 520.	On-going; implement requirements of SB 520 on continuous basis.	On-going.

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
1.10 Transitional Housing Encourage the continuation of the Sheepfold homes and Laurel House in Tustin, which provide housing facilities for battered homeless women and children. These homes are located in single-family neighborhoods and provide a much-needed service for homeless women and children. In addition, explore additional program options to assist in the provision and funding for other programs such as transitional housing and single room occupancy housing. Housing Element Policies: 1.15, 1.16	Various Non-Profit Organizations, Successor Agency, Community Development Department	<ul style="list-style-type: none"> Promote, assist, and facilitate the development of emergency and transients' shelters through continued support of the County Homeless Assistance Program Support local agencies that provide homeless services by providing financial assistance of approximately \$5,000-\$10,000 annually. Consider the adoption of a Single Room Occupancy Ordinance to facilitate the development of SRO units. 	On-going assistance to local non-profits and adopt of SRO Ordinance by 2014.	On-going assistance. During the program year, the City allocated \$15,455 of CDBG funds to assist organizations that provide services to homeless individuals.
1.11 Temporary Housing for Homeless The City will also support countywide efforts to assist approved homeless providers as part of the MCAS Tustin Reuse effort. Housing Element Policies: 1.14, 1.15	County of Orange, Redevelopment Agency	<ul style="list-style-type: none"> Provide 192 emergency housing units to single men and women at Tustin Legacy (Orange County Rescue Mission). The City plans to assist 200 individuals by means of integrating counseling, education, job-training and other techniques to stop the cycle of homelessness. Provide 24 units of transitional housing for families (operated by Salvation Army) 	The MCAS Tustin Specific Plan provided sites and designated land uses to accommodate the identified homeless needs. As a result the following have been accomplished: The 192 emergency housing to be operated by the Rescue Mission was recently completed	Transitional Homes: The following are transitional homes that have been provided at Tustin Legacy. <ul style="list-style-type: none"> Construction of a 192 beds at the Village of Hope operated by Orange County Rescue Mission completed and City conveyed the approximate 5 acre property to the OC Rescue Mission at no cost - completed 6 new units at Tustin Field I to Salvation Army provided at no cost - completed

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
		<ul style="list-style-type: none"> • Provide 6 units of transitional housing for women and children (operated by Human Options-Dove Housing) • Provide 6 units- in long-term 12-24 months-transitional housing for families with children (operated by Orange Coast Interfaith Shelter) • Provide 14 units of transitional housing to families with children who are homeless due to a short or temporary financial hardship (operated by Families Who Care, formerly Irvine Temporary Housing) • Provide for a 60-unit expansion of Orangewood Transitional Housing for children (operated by the County of Orange) 	<p>in 2008.</p> <p>A total of 48 transitional homes were conveyed to Salvation Army, Human Options, Orange Coast Interfaith Shelter, and Irvine Temporary Housing at no costs before 2008.</p> <p>The City approved an increase in the capacity for the Orange County Social Services (Orangewood) from 60 beds to 90 beds. The project is currently under construction.</p> <p>The City through CDBG funds would provide assistance to support non-profit organization annually.</p>	<p>o Acquisition of 16 units in Buena Park for the Salvation Army completed. The City assisted in acquisition and contributed grant funds to acquire the units at no cost to Salvation Army. - completed</p> <p>o 14 new units, in coordination with the City of Irvine, obtained by Tustin and conveyed to Irvine Temporary Housing at the Columbus Grove project in Irvine at no cost to Irvine Temporary Housing. - completed</p> <p>o 6 new units at Columbus Grove to Human Options at no cost. - completed</p> <p>o 6 new units at Columbus Grove to Orange Coast Interfaith Shelter at no cost. - completed</p> <p>In addition, \$15,455 of CDBG funds was allocated to non-profit organizations assisting homeless individuals.</p>

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
<p>1.12 Implementation Program</p> <p>The Redevelopment Agency will review Implementation Plan for each project area and Comprehensive Housing Affordability Strategy as required by Redevelopment Law and adjust as necessary.</p> <p>Housing Element Policies: 1.12, 3.2</p>	Successor Agency	Review within legal time frames	<ul style="list-style-type: none"> • Mid-review of the Town Center and South Central Redevelopment Project areas Third Five Year Implementation Plan (FY 2205-06 to FY 2009-10) was completed in June 2008 • Five-year review of the Town Center and South Central Redevelopment Project areas Implementation Plan (Fiscal Years 2005-2006 to 2009-2010) was completed in 2010 • The Second Five-Year Implementation Plan (FY 2008-09 through FY 2012-13) for the MCAS Tustin Redevelopment project area was 	<p>As a result of the passage of AB1X 26 and 27 and the State Supreme Court's ruling in December 2011, the Successor Agency to the Redevelopment Agency began the dissolution of the program. With the dissolution of the Redevelopment Agency, the City will experience adverse effects on implementing programs due to a lack of funding.</p> <p>On March 15, 2011, the City Council established a Housing Authority to assist the City in increasing, improving and preserving its supply of affordable housing. On August 1, 2012, the Successor Agency to the Tustin Community Redevelopment Agency transferred the former Agency's housing assets to the Housing Authority.</p> <p>As a result of increased foreclosure activity, the City Council approved an Affordable Housing Default Revolving Fund in order to cure homeowner defaults under the City and Agency's Affordable Housing Program. The Fund ensures the City has the opportunity to exercise its option rights to purchase the home prior to the home being sold in a Trustee's Sale and the City losing</p>

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
1.13 Housing Opportunities for all Economic Segments Monitor the implementation of the affordable housing program adopted as a part of the East Tustin Specific Plan. Housing Element Policies: 1.1, 1.8, 1.9, 1.10	Private Developers in East Tustin, Community Development Department	Monitor 177 affordable units in East Tustin	<p>adopted by the City Council and Redevelopment Agency on August 15, 2008</p> <ul style="list-style-type: none"> The City adopted a Comprehensive Housing Affordability Strategy in conjunction with the housing element in June 2008. 	affordable housing supply. The State of California Department of Finance denied the transfer of redevelopment funds to the Default Revolving Fund and the Fund was dissolved. The loss of a funding source will make it difficult to purchase homes prior to foreclosure, resulting in a reduction in the City's affordable housing supply.
1.14 Bonding Programs Issue Redevelopment tax-exempt bonds, as necessary, to accomplish Five-Year Quantified Objectives with such issuance conditioned on having projects ready to move forward. Also utilize other housing revenue bond financing resources and Low Income Housing Tax Credits on new	Redevelopment Agency	Complete analysis of available programs on as needed basis.	On-going	<p>The City initiated contact with the Irvine Company. The dissolution of Redevelopment eliminated a major funding source available to preserve these units at risk of their affordability expiring. The Irvine Company has noticed the City that the affordability will expire on November 15, 2013.</p> <p>On March 2, 2010, \$26,170,000 in Tax Allocation Housing Bonds, Series 2010 were issued by the Redevelopment Agency to finance low- and moderate-income housing activities throughout the city, and in particular, to support housing activities in the Town Center, South</p>

TABLE C
2012 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
construction and acquisition/rehabilitation projects that help meet the City's affordable housing needs. Housing Element Policies: 1.12, 3.3				Central and MCAS Tustin Project Areas and existing debt obligations for housing affordability projects. No tax-exempt bond was issued in 2012.
1.15 Economic Integration within Sphere of Influence Request that the Orange County Planning Commission and the Environmental Management Agency (EMA) notice the City of Tustin of any proposed development activities within Tustin's sphere of influence. Housing Element Policies: 1.1, 1.4, 1.5	County of Orange	Ongoing request to both agencies.	On-going	On-going
1.16 Senior Citizen Housing Continue to identify sites that are suitable for senior citizens housing projects. These sites will be promoted for private development and applications will be made for any available subsidy funds. Housing Element Policies: 1.1, 1.13, 1.15	Successor Agency; Community Development Department	Preservation of 100 at-risk units at Tustin Gardens.	The City monitors the project on on-going basis.	Maintaining contact with Tustin Gardens and monitoring affordability.
1.17 Senior Services Program Develop a comprehensive transportation program, case management information and	Parks and Recreation Department	Assist 850 elderly annually	On-going	On-going

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
referral, and shared housing program. Housing Element Policies: 1.15, 2.3				
1.18 Recycling Single-Family Uses in R-3 Zones Into Multiple-Family Units Continue to encourage developers to consolidate individual lots into larger cohesive developments. Density bonuses may be considered as an incentive to consolidate lots. Housing Element Policies: 1.11	Community Development Department	Eight (8) housing units are anticipated	Support application as received	Continues support of application as received.
1.19 Ongoing Review of Housing Element Programs From the date of adoption of the Housing element, prepare an annual report to the Planning Commission assessing previous years' accomplishments toward meeting Housing Element objectives. Submit the Annual Report to the State HCD. Housing Element Policies: all policies	Community Development Department	Prepare Annual Report to the Planning Commission and the City Council annually.	Submit Annual Report to HCD by April 1 each year.	The City submitted annual reports to HCD every April 1 st . This Annual Report will be submitted to HCD by April 1, 2013.
1.20 Consolidated Plan The City of Tustin shall prepare an update of the Consolidated Plan that provides a comprehensive assessment of housing needs,	Community Development Department	Prepare Consolidated Plan in 2010 Prepare Action Plan annually	Prepare Consolidated Plan in 2014 Prepare Action Plan	City Council adopted 2010-2015 Consolidated Plan and 2012-13 Action Plan in 2012.

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
a housing development plan incorporating Federal, State and local public and private resources, and a one-year implementation plan. Housing Element Policies: 1.15, 1.16, 1.18, 2.1, 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4, 5.5			annually	
1.21 Zoning Studies To facilitate the new construction goals of the 2007 Regional Housing Needs Assessment, the City intends to undertake zoning studies to consider new programs to encourage and promote affordable housing and recommend appropriate amendments for actions by the Planning Commission and the City Council. These studies include: (1) Creation of zoning provisions which will accommodate mixed uses in portions of the City, particularly in the Old Town Commercial Area; (2) Examine potential increases in residential density as part of the "Town Center-A new Beginning" implementation study as it specifically impacts the Center City Study Area (a portion of which is within the Town Center and South Central Redevelopment Project Areas), the Southern Gateway Study Area (a large portion of which is within the South	Redevelopment Agency and Community Development Department	Initiate Zoning Studies and complete any proposed amendments Adopt Reasonable Accommodation Ordinance.	Initiate Zoning Studies by 2008 and complete any proposed amendments in 2009-2010. In 2009-10, the City will complete zoning study and potential proposed amendments to the Zoning Code and General Plan to accommodate implementation of the plan which includes the rezoning of the opportunity site located at Sixth and "B" Street. The rezoning of the opportunity site at Sixth and "B" Street	In 2008, the City completed the Market Analysis and conducted community meetings to gather input for the opportunity sites (Town Center A New Beginning). In the fall of 2010, the "Neighborhoods of Tustin Town Center: A Strategic Guide for Development's" Study was completed. In response to the "Neighborhoods of Tustin Town Center: A Strategic Guide for Development's" recommendations, a RFP was released seeking proposals from Environmental consulting firms for the preparation of a Program EIR that supports proposed General Plan amendments, amendments to the Tustin City Code, a proposed Overlay District Zoning, and other zoning modifications. As a result of the passage of AB1X 26 and Z7 and the State Supreme Court's ruling on both bills, Redevelopment funding was no longer available to support this activity and the project is on hold. Staff are

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Central Project Area), and the West Village Area generally located west of the SR-55 Freeway between McFadden Avenue and Main Street to assist the City in accommodating its housing needs;			would set aside 4.2 acres for residential uses permitting owner-occupied and rental multifamily uses by rights. This site will be zoned with a minimum density and development standards that permits at least 16 units per site at a density of at least 20 units per acre.	reviewing other options and funding sources to initiate the recommendations brought forth in the Strategic Guide. RFPs for an Engineering Feasibility Study. Report that would consider the feasibility of the Guide's recommendations for Red Hill Avenue and McFadden Avenue were released in 2011. This study was funded by CDBG and the work was completed in 2012. Staff are reviewing the alternatives presented and researching possible construction funding sources.
(3) Provide relaxation of certain development standards and incentives for projects which include affordable housing units particularly housing units for the extremely-low income upon City Council's approval;			Adopt Reasonable Accommodation Ordinance by end of 2009.	In 2011, the City Council adopted Reasonable Accommodation Ordinance to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities in accordance with the federal Fair Housing Amendments Act, California's Fair Employment and Housing Act, and to implement the State's required program identified in the City's Housing Element.
(4) Provide a process for individuals with disabilities to make requests for reasonable accommodation to relief from various land use, zoning, or other building rules, policies, and/or procedures of the City. Housing Element Policies: 1.1, 1.11			On-going	On-going
1.22 Private Streets The City of Tustin has adopted standards for private streets in new residential developments. To reduce construction costs, developers may be permitted to install pri-	City of Tustin	Continue	On-going	On-going

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
vate rather than public streets, wherever feasible. Housing Element Policies: 1.17				
1.23 Building Codes The State of California has determined that the over-riding value is the protection of the health and safety of residential occupants. Continue to adopt the Uniform Building Code pursuant to the state directives and where local amendments are proposed to reflect local climatic, geologic or topographic conditions, and minimize, wherever possible, impacts on provision of housing. Housing Element Policies: 5.4	City of Tustin, Community Development Department	On-going	On-going	On-going
1.24 Site Improvements The requirement for the developer to construct site improvements often result in passing these costs on the housing consumer. These costs are reflected in the cost of housing that eliminates an even greater proportion of the population from financially qualifying for the purchase of housing. The financing of public improvements by a special assessment district or community facility district on a per parcel benefit basis may enable a greater proportion of the market to qualify for housing. Assessment district financing has	Community Development Department, Redevelopment Agency	Evaluate the use of special assessment district funding at the MCAS-Tustin and its use in other developing areas.	On-going. As development progresses at the MCAS Tustin, the City will evaluate financing mechanism to fund infrastructure improvements.	On-Going. Bonds were issued for a Community Facilities District Annexation Area at Tustin Legacy in the fall of 2010. Additional efforts will continue to be on-going.

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
been implemented in the East Tustin area and is being used to pay for public improvements. The City will assess opportunities to utilize these public improvement financing techniques in newly developing areas such as MCAS Tustin and determine whether they are financially feasible. In creating any new assessment districts, an evaluation should be completed of the developer's activity to advance pay off bonds at the close of escrow.				
Housing Element Policies: 1.11				
1.25 Fees, Exactions, and Permit Procedures Consider waiving or modifying various fees or exactions normally required where such waiver will reduce the affordability gap associated with providing housing of the elderly and for very-low and low-income households. Housing Element Policies: 1.11	Community Development Department, Redevelopment Agency	Defer development impact fees during the economic downturn.	The City Council adopted a policy in 2008 to temporarily defer the payment of specific development impact fees to prior to final inspection or issuance of Certificate of Occupancy.	On July 19, 2011, the City Council approved a policy for construction and business license fees waivers. The policy applies to new and renewal business licenses and building plan check and permit fees for new improvements and additions to existing developments. A total of \$400,000 in building permit fee waivers and \$350,000 business license fee waivers were authorized and issued.
1.26 Environmental Constraints Continue to alleviate the necessity of delays in processing, and mitigating requirements incorporated into the development plans by requiring program environmental impact	Community Development Department, Redevelopment Agency	On-going	On-going	On-going

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
reports (EIR) on all major development projects whenever possible. Housing Element Policies: 1.11				
1.27 Density Bonus Program Promote Density Bonuses to facilitate the construction of affordable housing. Under State law, applicants may file for density bonuses when projects incorporate units for very low, low, moderate-income units or senior citizens. Housing Element Policies: 1.11	Community Development Department	Process all requests for density bonuses. Update Density Bonus Ordinance in compliance with AB 2280 (Saldana and Caballero).	Complete updates by summer 2009.	The City amended Tustin City Code Article 9, Chapter 1, governing incentives for the development of affordable housing to comply with the California Government Code Section 65915. The City staff also initiated recent amendment to the density bonus ordinance to bring the code up to date and make the ordinance consistent with more recent amendments to the statute. In November 2012, the City granted Density Bonuses to two new apartment developments: Legacy Villas and Anton Legacy Apartments. Legacy Villas is a 533-unit complex with 37 moderate income units. Anton Legacy Apartments is a 100% affordable development with 225 rental units: 88 very low income ; 73 low income; and 64 moderate income.
1.28. MCAS-Tustin Redevelopment Project Area Implementation Implementation of redevelopment project	Tustin Community Redevelopment Agency	Process entitlements for MCAS Tustin	On-going	On-going

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
area for MCAS-Tustin site Housing Element Policies: 1.2; 1.6; 1.8				
1.29 Granny Flats Support the development of granny flats on single family zoned lots	Community Development Department	Five (5) granny flats are anticipated	Support application as received	No granny flats issued in 2012.
Goal 2: Equal Housing Opportunity				
2.1 Fair Housing The City shall continue to provide housing counseling services to assure equal housing opportunities within the City. The City allocates approximately \$15,000 annually for handling tenant/landlord disputes, housing discrimination cases, counseling, tenant rights, fair housing education, and education within the City. The City will continue to promote the fair housing educational resources offered by adding the services on the City's webpage, Code Enforcement brochure, and the Community Development Directory. Housing Element Policies: 2.1, 2.2, 2.4	Community Development Department, City's contractor	Assist approximately 400 Tustin residents annually, 3,000 residents by 2014.	On-going: complete educational resources by 2014	On-going: the Fair Housing Foundation in contract with the City provided workshops and open houses to assist Tustin residents. Fair Housing Foundation estimated that 300 residents will be provided with direct assistance by end of current fiscal year.
2.2 Shared-Housing Continue to provide coordination and support to a home sharing program funded	TLC, Parks and Recreation Services Department, and	Continue	On-going	On-going The City continues to provide coordination and support to a home

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
in part by the Community SeniorServ, formerly known as Feedback Foundation, Inc., as part of TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority. Housing Element Policies: 2.3	Community Development Department			sharing program funded in part by the Community SeniorServ, Inc. as part of the TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority.
2.3 Housing Referral Program Continue to provide housing referral services to families in need of housing assistance and information. This program consists of three City departments disseminating information to the public at all times. <ul style="list-style-type: none"> The Police Department refers homeless people to different agencies that provide shelters and food for various segments of the population. The Parks and Recreation Services Department provides housing information and social service information to the senior citizen population. The Community Development Department and Redevelopment Agency provide housing and social service information to all segments of the population during regular city hall business hours. The Community 	Police Department; Parks and Recreation Department; Community Development; Redevelopment Agency	<ul style="list-style-type: none"> 7,500 referrals to social agencies by 2014 50 referrals for shared housing by 2014 	On-going	On-going; to assist referrals, the Housing Section of the City's website has been updated to include affordable rental opportunities and senior housing resources.

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
<p>Development Department also serves as a clearinghouse for the Community Development Block Grant Program and represents the City at Housing Authority and OCHA Advisory Committee Meetings.</p> <p>City departments utilize the following documents and also make these documents available to the public:</p> <ul style="list-style-type: none"> • Directory of Senior Citizen's Services prepared by the Area Agency on Aging Senior Citizen's Office • Social Service Assistance Booklet prepared by Connection Plus • Orange County Housing Directory prepared by OCHA and the OCHA Advisory Committee. <p>Housing Element Policies: 2.2, 2.3, 2.4, 2.5</p>				
Ongoing Review of Housing Element Programs	See Program 1.19			
Consolidated Plan	See Program 1.20			
GOAL 3: Ownership Housing				
3.1 Condominium Conversions	Community Development	Impose requirements where	On-going	On-going

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Continue to require developers converting apartments to condominiums to process a conditional use-permit, provide relocation assistance, and/or to provide incentives and assistance for purchase of the units by low- and moderate-income households. Housing Element Policies: 3.1, 3.2, 3.3	Department, City Council, Redevelopment Agency	applicable.		
3.2 State Home-Ownership Assistance The City's Redevelopment Agency provides a First Time Homebuyers program utilizing housing set-aside funds. The Redevelopment Agency also applies for and will explore the use of other funding opportunities such as HELP, HOME funds, and other State and Federal programs. Housing Element Policies: 3.1, 3.3	Redevelopment Agency	Assist 30 First time homebuyers by 2014	By 2014	On-going
Bonding Programs	See Program1.14			
Ongoing Review of Housing Element Programs	See Program1.19			
Consolidated Plan	See Program1.20			
New Owner Housing using Tax Increment Financing	See Program 1.8			
Goal 4: Affordable Housing				

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Preservation				
4.1 Replacement Housing Ensure rehabilitation or construction of an equal number of replacement units when low and moderate income residential units are destroyed or removed from the market as part of a specific redevelopment project pursuant to California Community Redevelopment law. Housing Element Policies: 2.5	Redevelopment Agency	The Redevelopment Agency continues to monitor housing units demolished within the redevelopment project areas. Currently, the City has exceeded its replacement housing obligations within the Town Center and South Central redevelopment project areas and has a surplus of 446 units.	As necessary	In accordance with California Community Redevelopment Law, the Agency currently has a surplus of replacement units. The Agency did not demolish any housing units within Project Areas in 2012.
4.2 Housing Rehabilitation¹ Allocate available Redevelopment Agency funds to finance public improvements and rehabilitation of residential units in target areas. Housing Element Policies: 1.2, 5.1, 5.2	Redevelopment Agency	The City plans to Rehabilitate 162 units by 2014.	Rehabilitate 162units by 2014	On-going
4.3 Housing Authority Contract with the Orange County Housing Authority, where necessary, for the development and operation of federally assisted low- and moderate-income housing programs. Housing Element Policies: 1.5, 1.16, 1.17	Orange County Housing Authority, Redevelopment Agency	Continue	On-going	On-going
4.4 Rental Assistance	County of Orange	Issue 200 certificates/ vouchers	On-going	On-going.

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Encourage the availability of Section 8 rental assistance certificates and voucher certificate program assistance funds through the Orange County Housing Authority by participating in the application process i.e. advertise, promote on website, at library, senior center etc. when application are available; offering City Hall as the application and information center for Section 8 vouchers; engaging and participating with the County's housing advisory committee to ensure priorities are given to Tusin residents, and promote Section 8 program to apartments owners to expand Section 8 housing inventory within the City of Tustin. To encourage the maintenance of existing and establishment of new certificates, support the County's efforts to obtain continued Federal funding.	Housing Authority	annually- 1,200 by 2014.		The Orange County Housing Authority issued 375 vouchers for Tusin residents during the reporting period.
Housing Element Policies: 4.1, 4.2				
4.5 Affordable Senior Housing Project and Senior Board and Care Facility To maintain 74 units of affordable housing for Seniors located at 17432-17442 Mitchell Avenue (20 units) and 54 units affordable senior apartments at 1311 Sycamore Avenue (Heritage Place). Housing Element Policies: 5.1, 5.2, 5.3, 5.4	Community Development Department	Maintain 74 units of affordable Senior Housing.	On-going	On-going

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
4.6 Preservation of Assisted Housing Tustin has four low-income housing projects with a total of 277 units “at-risk” of conversion to market rate during the planning period. If project owners choose to convert the projects to market rate housing, the City will coordinate the provision of financial and administrative resources to preserve these units as affordable housing.	Redevelopment Agency and Community Development	Pursuant to Government Code Section 65583.1(c), preserve at minimum 230 of 277 units currently identified as “at-risk” (100 units at Tustin Gardens; 60 units at Rancho Alisal; 54 units at Rancho Maderas; and 16 units at Rancho Tierra) for the time frames required by applicable Government Code Section 65583.1.(c)(2)(C)(i) or Health and Safety Code section	The City is in contact with Tustin Gardens and is monitoring their annual renewal option. The City will also negotiate with the Irvine Company to ensure the provision of affordable units in East Tustin.	Annual Monitoring: The Agency annually mails letters to homeowners requesting documentation verifying continuing compliance with the affordability covenants they entered into with the City when they purchased their Affordable unit. Affordable Units at risk of Foreclosure: The Agency prepared monthly foreclosure reports to all City operating departments in order to monitor and keep City sensitive to the implications on property conditions and blight as a result of the foreclosure activity associated with the more recent economic downturn in the residential and commercial markets. On March 15, 2011, the City Council established a Housing Authority to assist the City in increasing, improving and preserving its supply of affordable housing. As a result of increased foreclosure activity, the City Council approved an Affordable Housing Default Revolving Fund in order to cure homeowner defaults under the City and Agency’s Affordable Housing
a) Monitor Units at Risk: Maintain contact with owners of at-risk units as potential conversion dates approach to determine whether Section 8 contracts or affordability covenants have been renewed or are planned to be renewed. Discuss with the owner of the “at-risk” projects the City’s desire to preserve the units as affordable.			The City will enter into legally enforceable agreement by July 1, 2010. By June 2012, provide rent subsidies when affordability restrictions expire in May 2012	
b) Provide a Rent Subsidy program for at-risk units at Irvine Company Apartments; Rancho Alisal; Rancho Maderas; and Rancho Tierra, preserving, at minimum, 130 units.				
c) Work with a nonprofit affordable housing developer to apply for 4% Tax Credit/Bond Financing for the acquisition and rehabilitation of Tustin Gardens, preserving 100 at-risk units.				
d) Rent buy-down loan program for at-risk				

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
<p>units at Irvine Company Apartments: Rancho Alisal, Rancho Maderas; and Rancho Tierra, preserving, at minimum, 130 units</p> <p>e) Tenant Education. Work with tenants of at-risk units in danger of converting. Provide tenants with information regarding potential tenant purchase of buildings including written information and any related workshops. Act as a liaison between tenants and nonprofits potentially involved in constructing or acquiring replacement housing. If existing staff is not able to provide adequate staffing for this program, provide outside consultants to support the program.</p> <p>f) Reserve Fund. Earmark development housing set-aside funds to assist priority purchasers with the down payment and closing costs associated with purchasing projects at risk. Continue to monitor other potential funding sources, such as State grants and HUD funds.</p> <p>Housing Element Policies: 4.1, 4.2, 4.3, 4.4</p>				<p>Program. The Fund ensures the City has the opportunity to exercise its option rights to purchase the home prior to the home being sold in a Trustee's Sale and the City losing affordable housing supply. The State of California Department of Finance denied the transfer of redevelopment funds to the Default Revolving Fund and the Fund was dissolved. The loss of a funding source will make it difficult to purchase homes prior to foreclosure, resulting in a reduction in the City's affordable housing supply.</p> <p>The dissolution of Redevelopment eliminated a major funding source available to preserve units at risk of their affordability expiring. Staff are exploring other funding options.</p>
<p>4.7 Temporary Housing Assistance for Extremely Low Income Households</p> <p>Assist in the provision of temporary and emergency housing assistance to prevent</p>	Redevelopment Agency and Community Development Department	Promote, assist, and facilitate programs to prevent extremely low income households to become homeless by providing links and program information on City's	By 2014	In accordance with AB 987, the Agency maintains a list on the City's website of all affordable ownership units and affordable rental units in the City of Tustin. In addition, links

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
homelessness for the extremely low income households as well as coordination with regional, state and federal assistance programs for assisting these households in the percentage of their incomes that are applied to rent (i.e. increase in allocation of Section 8 existing rental certificates, etc).		website.		to other affordable housing sites were also provided on the website.
Housing Element Policies: 1.4, 1.5, 1.6, 1.14				
Mobile Homes	See Program 1.2			
Deed Restrictions:	See Program 1.4			
Tax Increment Financing	See Program 1.8			
Transitional Housing	See Program 1.10			
Ongoing Review of Housing Element Programs	See Program 1.19			
Consolidated Plan	See Program 1.20			
Goal 5: Neighborhood Conservation				
5.1 Enforcement of Building and Housing Codes	Community Development Department	Investigate 150 substandard housing cases annually and 900 cases by 2014.	On-going	On-going
Continue to enforce building and housing codes to ensure health and safety, rectify				

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Code violations and thereby improve the overall character of the community. Enforcement will include identifying substandard housing units and those that are otherwise identified as a threat to the health and safety of occupants. Actions will be taken pursuant to the law to demolish, rebuild, or correct the code violations. This program includes notification of taxing agencies upon failure to gain code compliance from the property owner to allow City to recover enforcement cost. Housing Element Policies: 5.3, 5.4				
5.2 Cultural Resources District There are a large number of structures in the City that were constructed before and after the turn of the century. Continue to utilize the City's Cultural Resources Overlay District to safeguard the heritage of the City by preserving neighborhoods and structures that reflect the City's heritage and past. Through the District, promote the public and private enjoyment, use and preservation of culturally significant neighborhoods and structures. Continue to require that any alteration of a designated resource or construction improvements in the District conform to the requirements of the Cultural Resources Overlay District. Owners of historic landmarks or properties within the	Community Development Department	Rate historic structures where applicable and process certificates of appropriateness as received.	Process Certificate of Appropriateness as received. Explore for Certified Local Government (CLG) grant to update the City's Historical Resources Survey and Report in 2009.	During reporting period, eleven (11) Certificate of Appropriateness were issued for improvements to the properties located within the Cultural Resources District.

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
District are required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition. A certificate of appropriateness certifies that the proposed changes are consistent with the design guidelines and are appropriate within the district context. Housing Element Policies: 5.5				
Ongoing Review of Housing Element Programs	See Program 1.19			
Consolidated Plan	See Program 1.20			
Building Codes	See Program 1.23			
Goal 6: Environmental Sensitivity				
6.1 Energy Conservation Require all new construction to be subject to State energy conservation requirements (Title 24) as a condition for the issuance of a building permit. Housing Element Policies: 6.2	Community Development Department	Require all new units within planning period.	On-going and currently in force.	On-going
6.2 Energy Rebate Program Partner with Utility Companies to promote energy rebate programs. No fee or discounted permits for energy efficient	Community Development Department	Seek available grants to partner with utility companies to promote energy rebate programs.	Explore energy efficient fee waiver by 2014	The Building Division with Public Works Department obtained approval of \$61,000 for reimbursement of permit and plan check fees of improvements that meet the energy savings standards.

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projects over and above the Title 24 requirements may be explored. Examples include installation of photovoltaic systems, tank-less water heater, natural gas recharge connection, electric vehicle recharge connection, wind power generator, etc. Housing Element Policies: 6.6				A total of 148 homeowners and 22 non-residential projects applied and a total of \$44,293 has been rebated.
6.3 Solar Energy and Conservation Require that environmental analysis and subdivision plans address energy conservation measures and solar access. With the passage of AB 32, the City in anticipation with the State mandates will set thresholds within its CEQA checklist and require developers to address energy conservation measures applicable to their proposed development proposals. Housing Element Policies: 6.2, 6.3	Community Development Department	On-going	Revise CEQA checklist by 2014	CEQA checklist has been updated to include green house gas emissions. Supported solar panels installation in residential and commercial buildings. In 2012, 40 permits for solar panels were issued.
6.4 Building Orientation Promote energy efficiency by orienting homes to maximize natural day lighting. The City will work with potential developers during the conceptual review level (Design Review) by promoting building siting that maximizes natural day lighting. Housing Element Policies: 6.2, 6.3	Community Development Department	On-going	On-going	On-going

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6.5 Water Efficiency Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials. Through educational materials and trainings, the City will promote water efficiency methods to its residents. Landscape beautification which results in water conservation could be encouraged through planting of drought tolerant plants, installation of drip irrigation, installation of rain detector/sensor irrigation, etc. Incentives such as over the counter permit plan check, discounted fee, or waiver of permit fee could be considered. Housing Element Policies: 6.4	Community Development Department	Promote water efficient programs by conducting workshops and providing education materials on the City Website, public counter and at schools.	Adopt program by 2014	In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. The City's website also has been updated with information and guidelines to achieve water efficiency. The City adopted an ordinance addressing synthetic turf landscaping, including material, installation and maintenance, to promote reduced irrigation needs and quality landscaping.
6.6 Green Building Streamline processing for approved green building. Housing Element Policies: 6.2, 6.3, 6.5	Community Development Department	Explore green building and sustainable building design to help conserve energy consumption. A fee waiver, discounted permits fees, or rebate may be considered in promoting Green Building program.	Evaluate and adopt Green Building program by 2014.	Continue to evaluate Green Building Program.
Ongoing Review of Housing Element Programs	See Program 1.19			
Consolidated Plan	See Program 1.20			